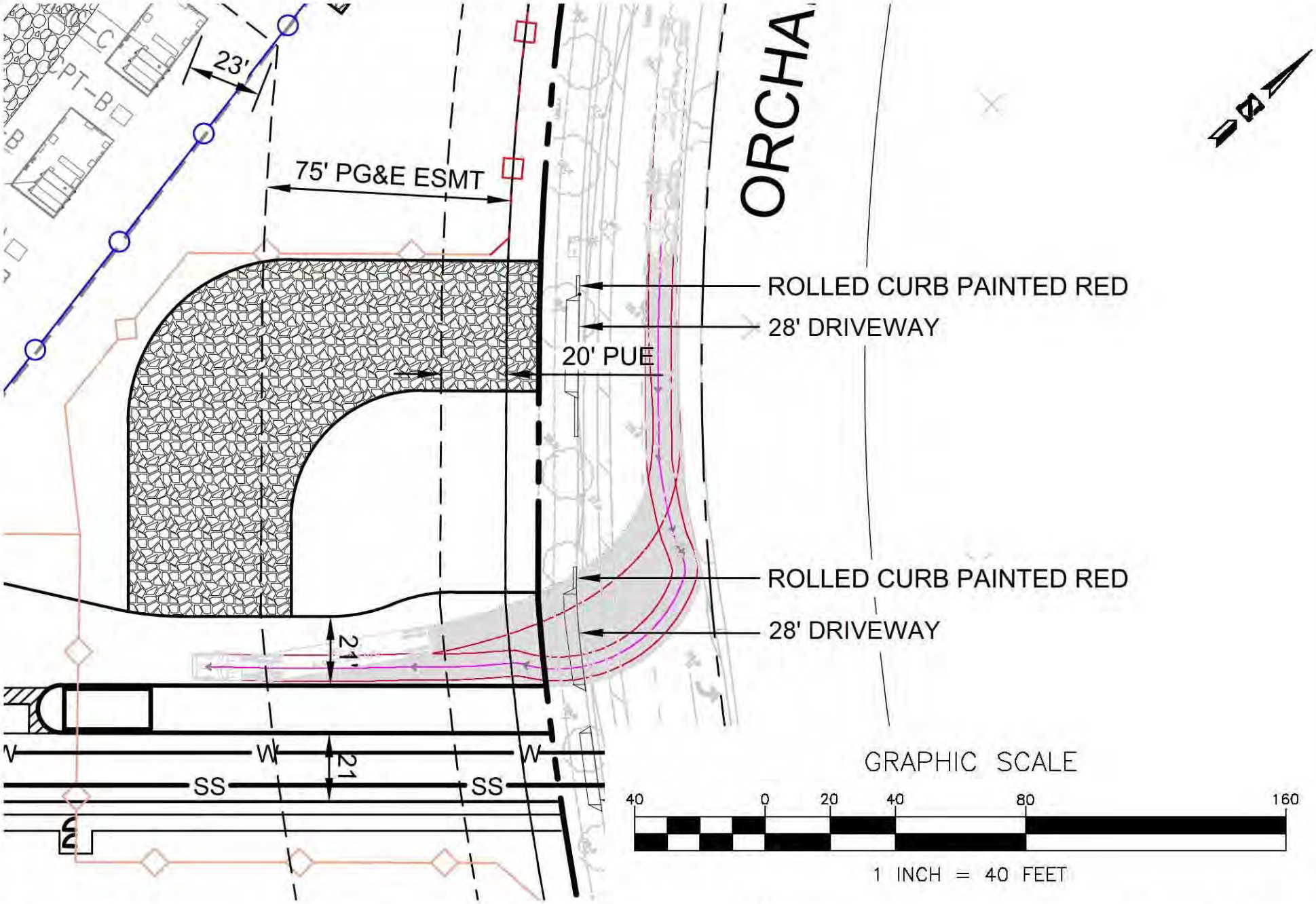
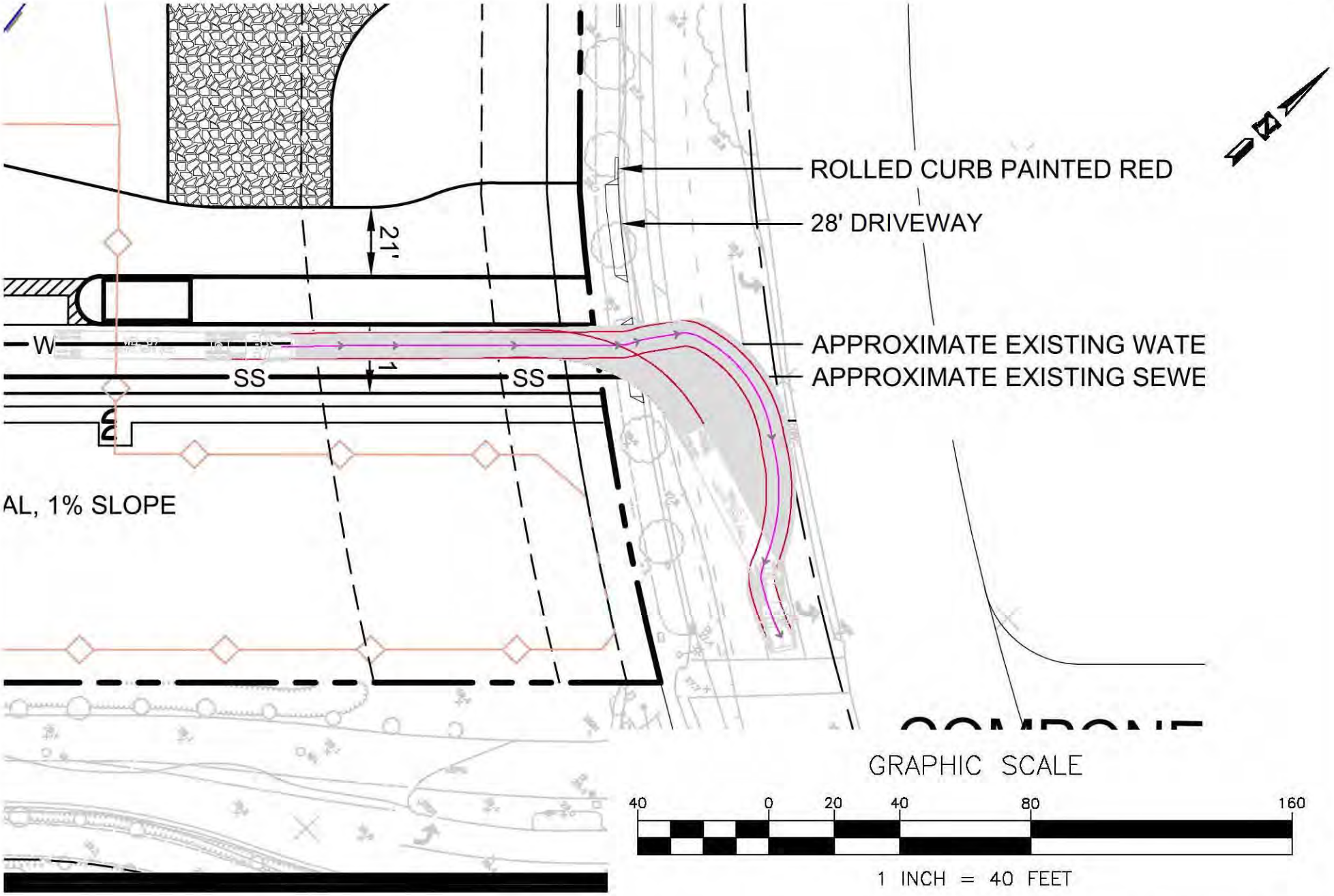
DOCKETED	
Docket Number:	22-SPPE-02
Project Title:	San Jose Data Center 04
TN #:	249016
Document Title:	Microsoft Responses to CEC Data Request Set 1 - SJ04 - Part III
Description:	N/A
Filer:	Scott Galati
Organization:	DayZenLLC
Submitter Role:	Applicant Representative
Submission Date:	3/1/2023 9:23:08 AM
Docketed Date:	3/1/2023

Appendix D
Truck Turning Templates



DRAWN J. CHANG	SCALE 1" = 40'	HEXAGON TRANSPORTATION CONSULTANTS, INC. 100 Century Center Court, Suite 501 San Jose, California 95112 Ph: (408) 971-6100 www.hextrans.com	**CITY OF SAN JOSE**	FIGURE NO.
CHECKED R. RODRIGUEZ	DATE 6/1/2022		MICROSOFT DATA CENTER (SJC04) TRUCK TURNING TEMPLATE	1



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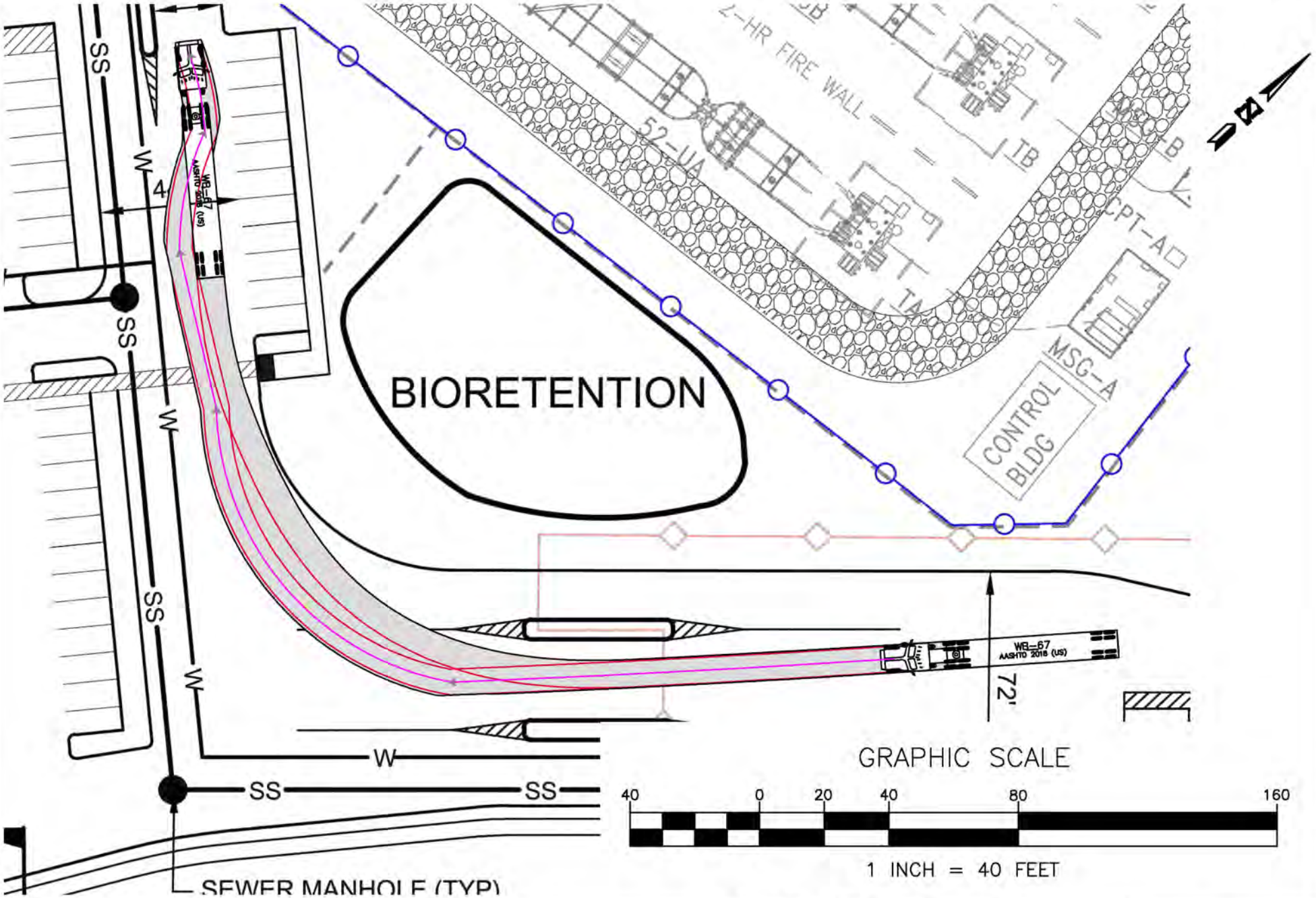
CHECKED R. RODRIGUEZ	DATE 6/1/2022		MICROSOFT DATA CENTER (SJC04) TRUCK TURNING TEMPLATE	2



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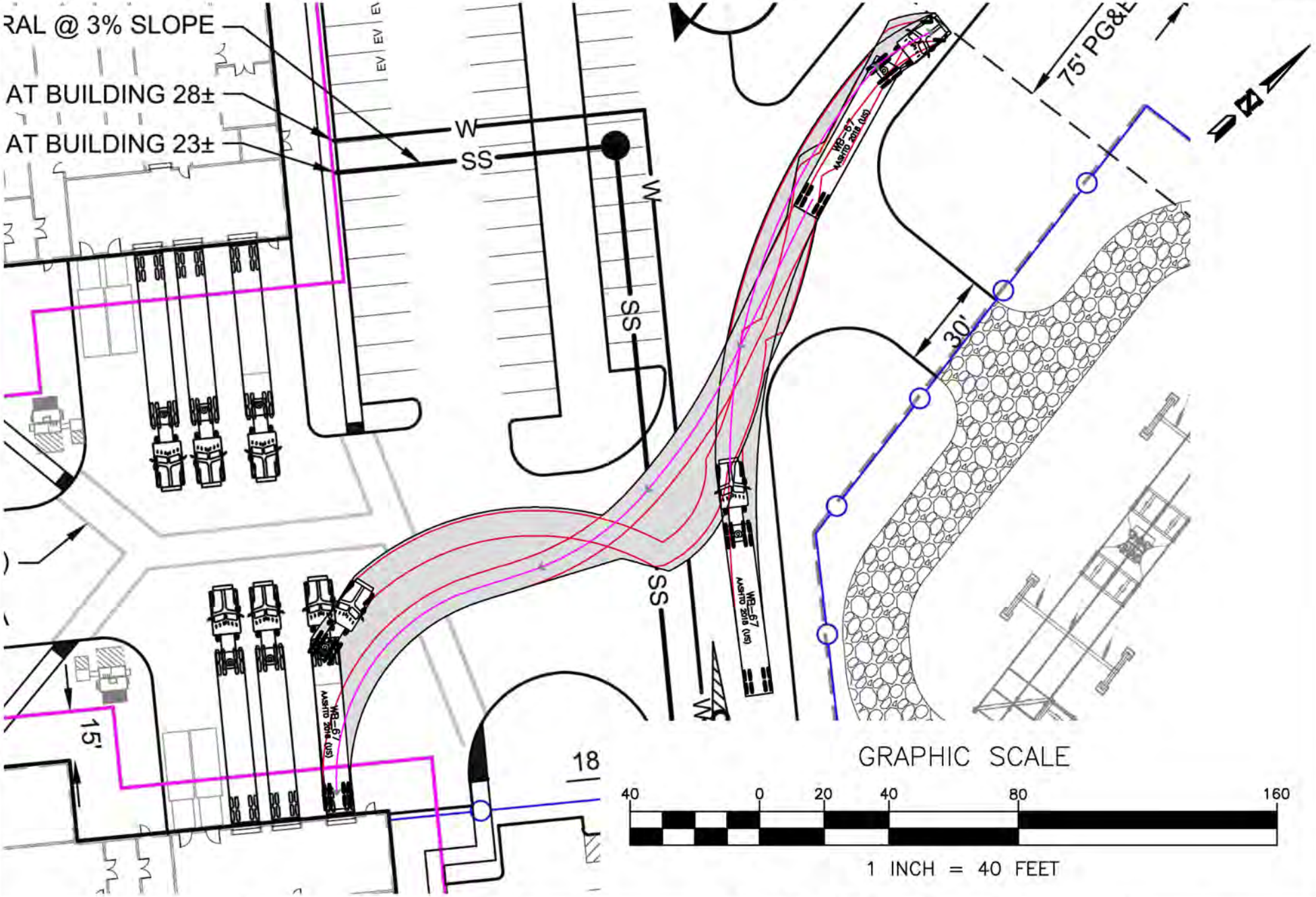
CHECKED R. RODRIGUEZ	DATE 6/1/2022		MICROSOFT DATA CENTER (SJC04) TRUCK TURNING TEMPLATE	3



DRAWN	SCALE			
J. CHANG	1" = 40'	HEXAGON TRANSPORTATION CONSULTANTS, INC.	CITY OF SAN JOSE	FIGURE NO.
CHECKED	DATE		MICROSOFT DATA CENTER (SJC04) TRUCK TURNING TEMPLATE	4
R. RODRIGUEZ	6/1/2022			

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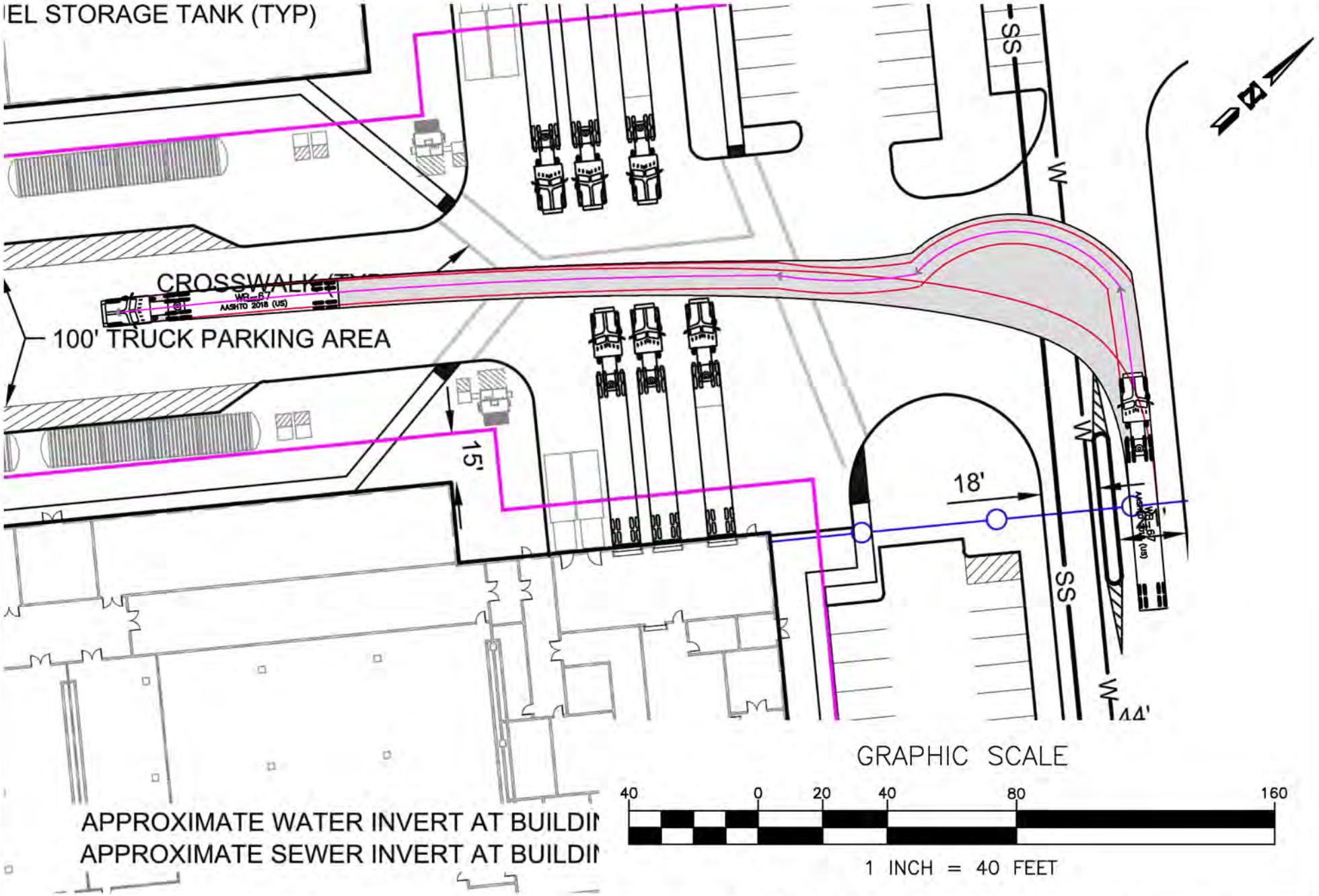
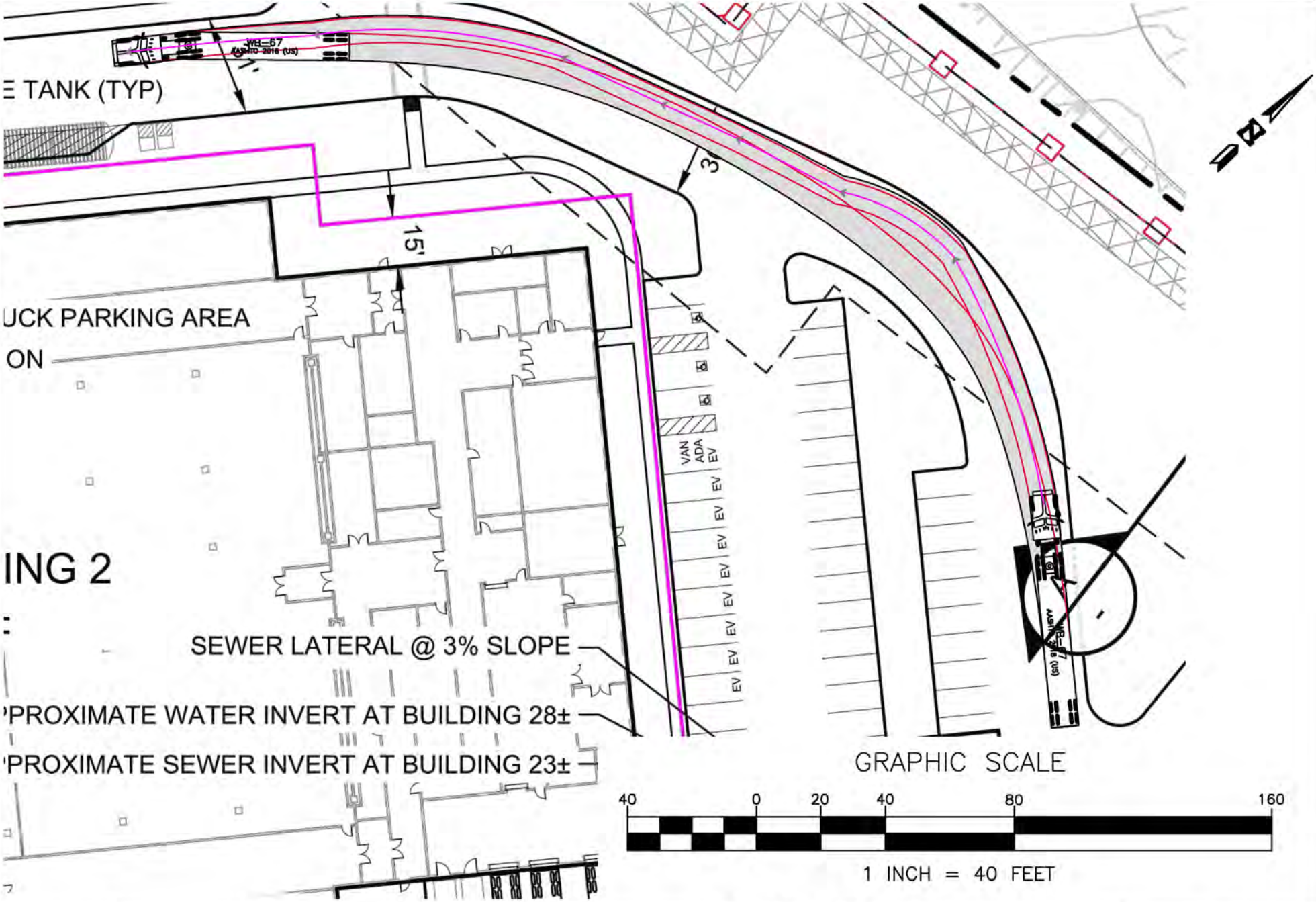
San Jose, California 95112
Ph: (408) 971-6100 www.hextrans.com



DRAWN J. CHANG	SCALE 1" = 40'	HEXAGON TRANSPORTATION CONSULTANTS, INC. 100 Century Center Court, Suite 501 San Jose, California 95112 Ph: (408) 971-6100 www.hextrans.com	**CITY OF SAN JOSE** MICROSOFT DATA CENTER (SJC04) TRUCK TURNING TEMPLATE	FIGURE NO. 5
CHECKED R. RODRIGUEZ	DATE 6/1/2022			



DRAWN	SCALE		
J. CHANG	1" = 40'	HEXAGON TRANSPORTATION CONSULTANTS, INC.	**CITY OF SAN JOSE**
CHECKED	DATE		MICROSOFT DATA CENTER (SJC04) TRUCK TURNING TEMPLATE
R. RODRIGUEZ	6/1/2022		

100 Century Center Court, Suite 501
San Jose, California 95112
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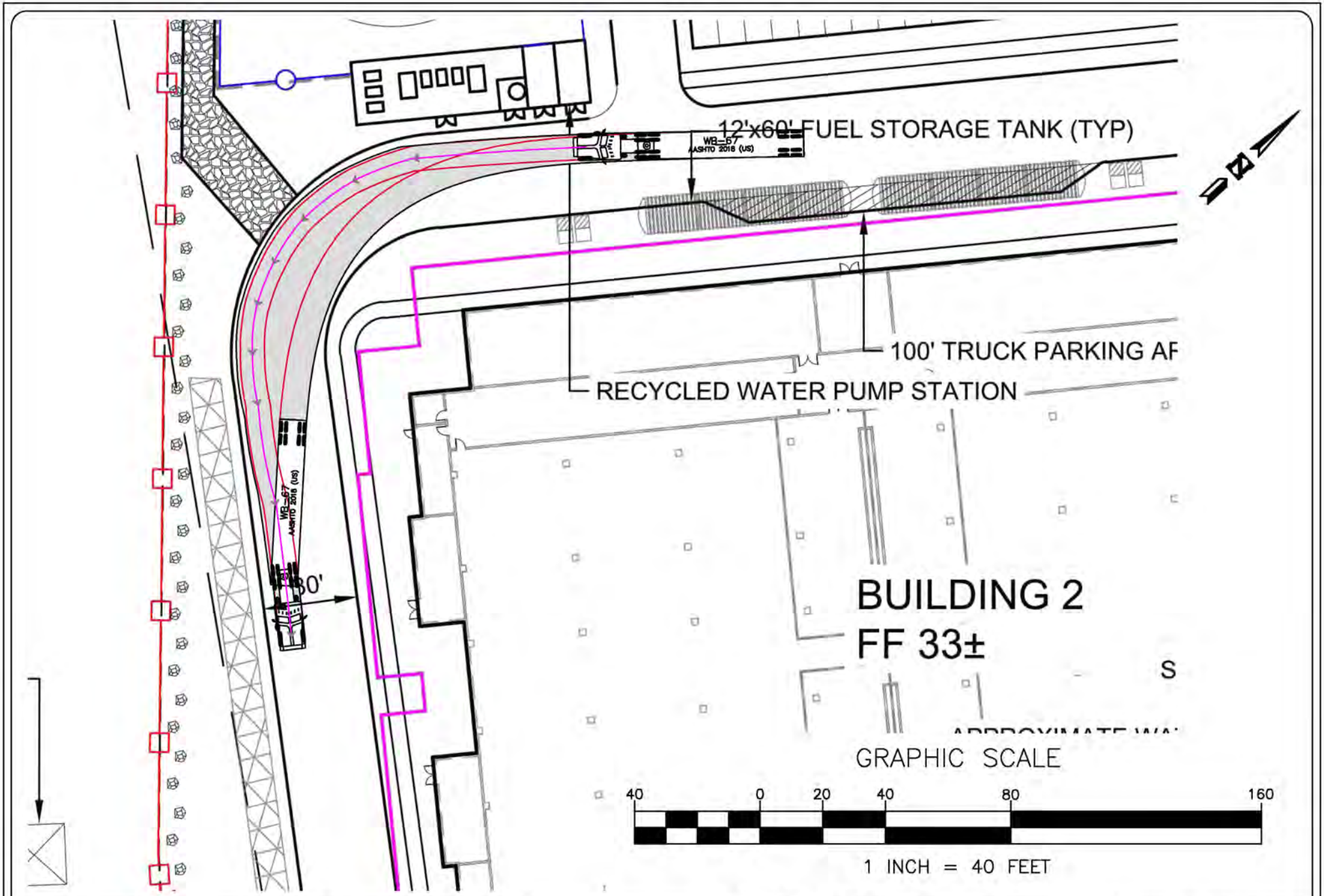
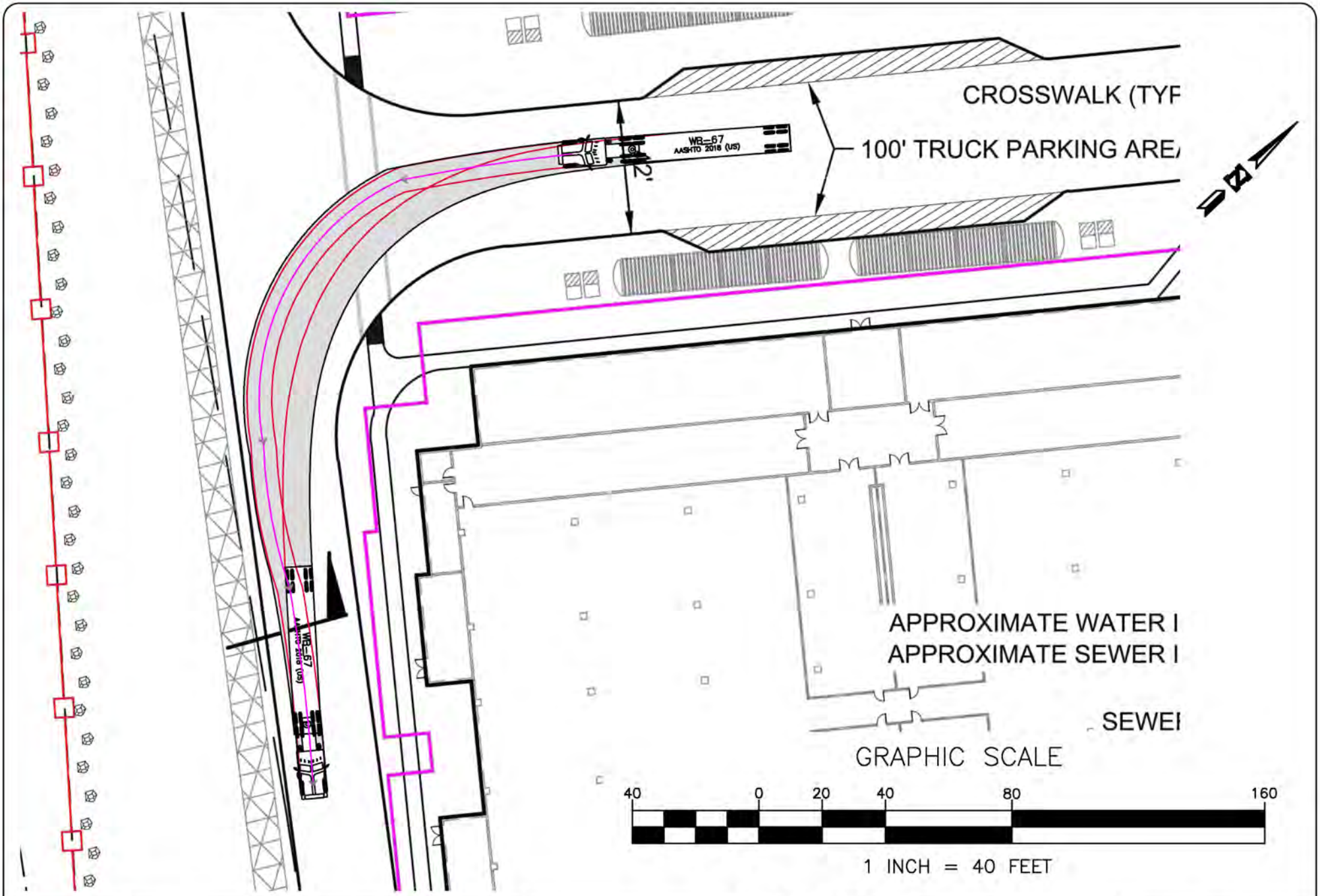
FIGURE NO.

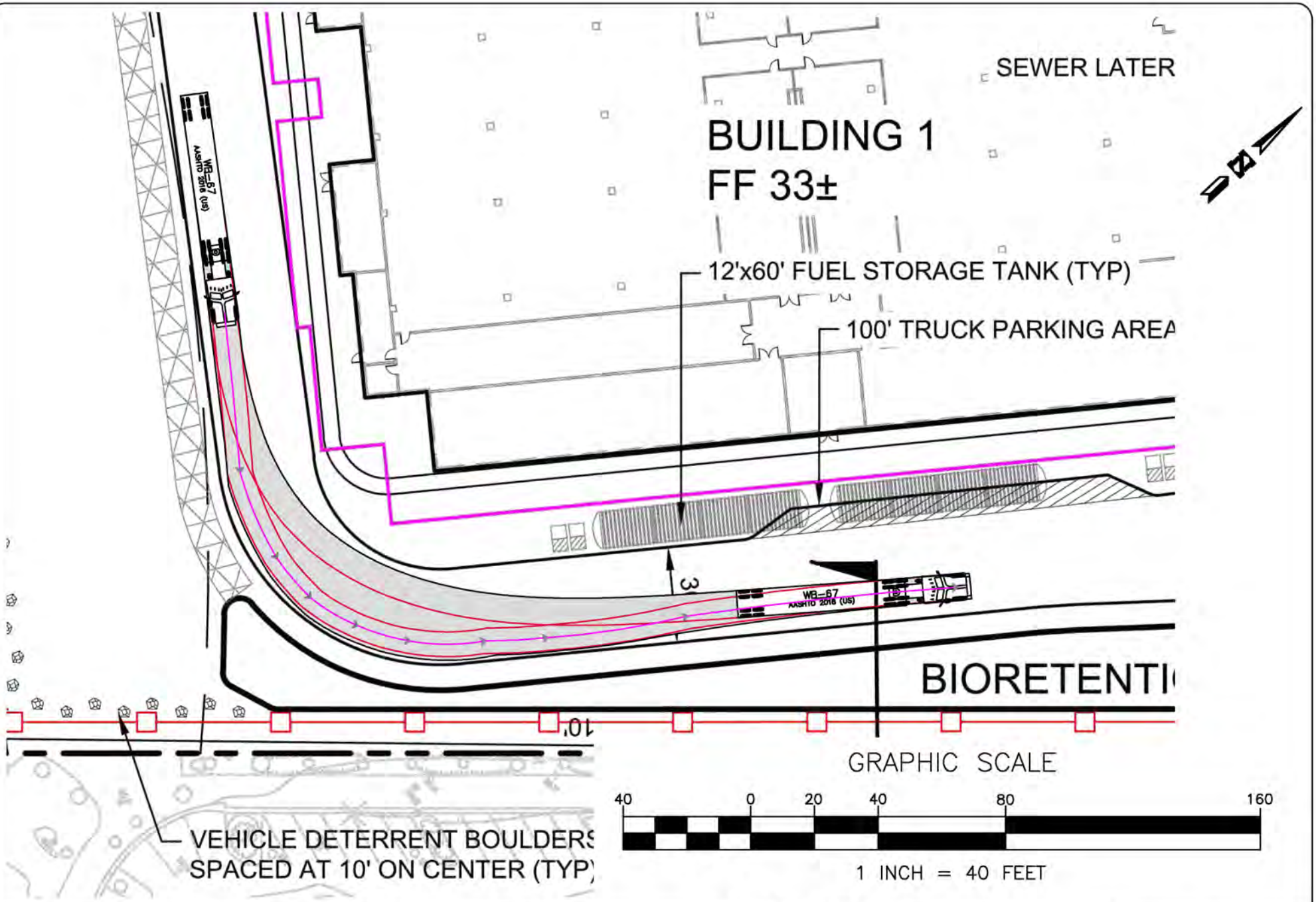
6



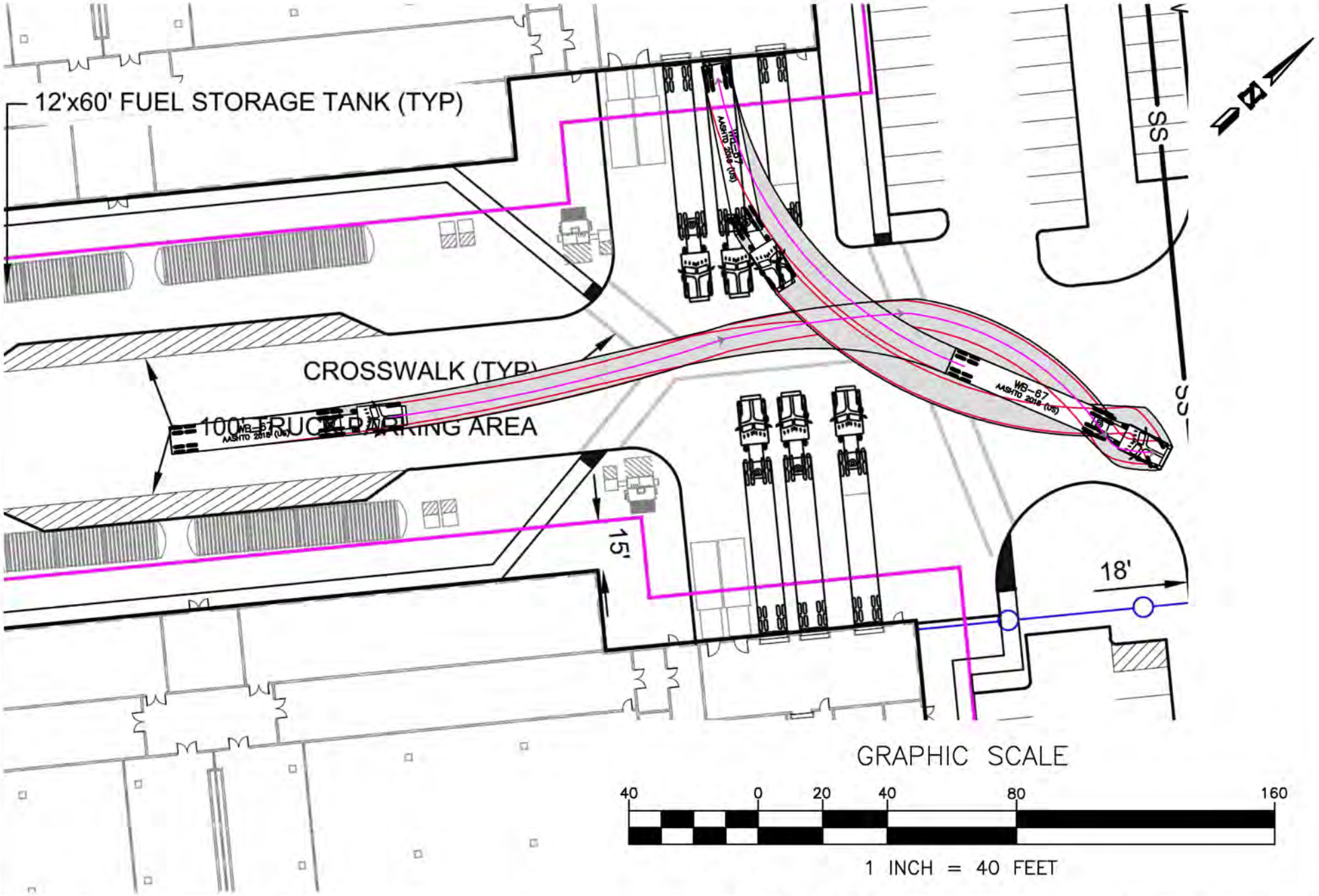
DRAWN J. CHANG	SCALE 1" = 40'	HEXAGON TRANSPORTATION CONSULTANTS, INC. 100 Century Center Court, Suite 501 San Jose, California 95112 Ph: (408) 971-6100 www.hextrans.com	**CITY OF SAN JOSE**	FIGURE NO.
CHECKED R. RODRIGUEZ	DATE 6/1/2022		MICROSOFT DATA CENTER (SJC04) TRUCK TURNING TEMPLATE	7



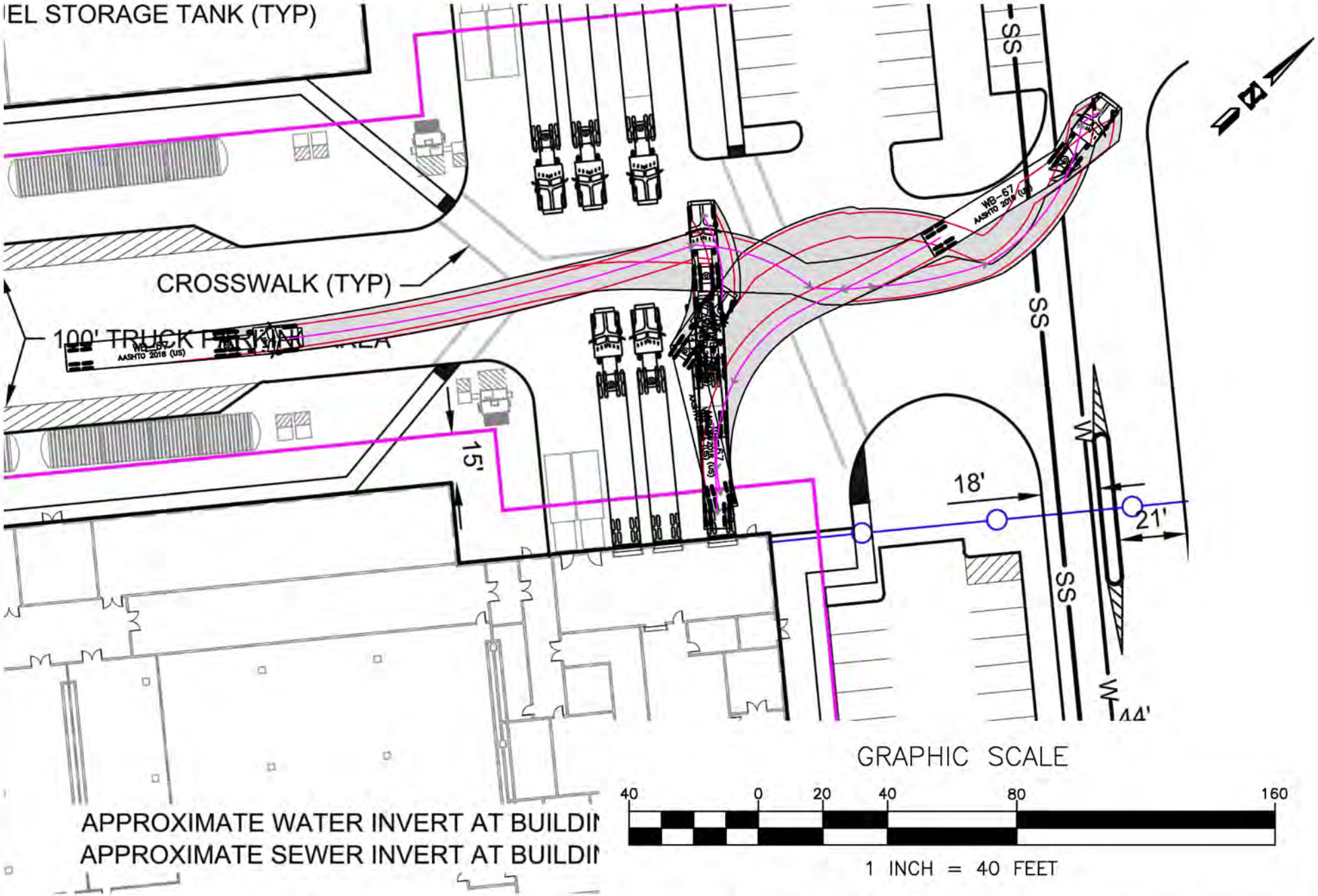
DRAWN J. CHANG	SCALE 1" = 40'	HEXAGON TRANSPORTATION CONSULTANTS, INC. 100 Century Center Court, Suite 501 San Jose, California 95112 Ph: (408) 971-6100 www.hextrans.com	**CITY OF SAN JOSE** MICROSOFT DATA CENTER (SJC04) TRUCK TURNING TEMPLATE	FIGURE NO. 8
CHECKED R. RODRIGUEZ	DATE 6/1/2022			



DRAWN J. CHANG	SCALE 1" = 40'	HEXAGON TRANSPORTATION CONSULTANTS, INC. 100 Century Center Court, Suite 501 San Jose, California 95112 Ph: (408) 971-6100 www.hextrans.com	**CITY OF SAN JOSE**	FIGURE NO.
CHECKED R. RODRIGUEZ	DATE 6/1/2022		MICROSOFT DATA CENTER (SJC04) TRUCK TURNING TEMPLATE	9



DRAWN	SCALE	HEXAGON TRANSPORTATION CONSULTANTS, INC.	CITY OF SAN JOSE	FIGURE NO.
J. CHANG	1" = 40'	100 Century Center Court, Suite 501 San Jose, California 95112 Ph: (408) 971-6100 www.hextrans.com	MICROSOFT DATA CENTER (SJC04) TRUCK TURNING TEMPLATE	10
CHECKED R. RODRIGUEZ	DATE 6/1/2022			



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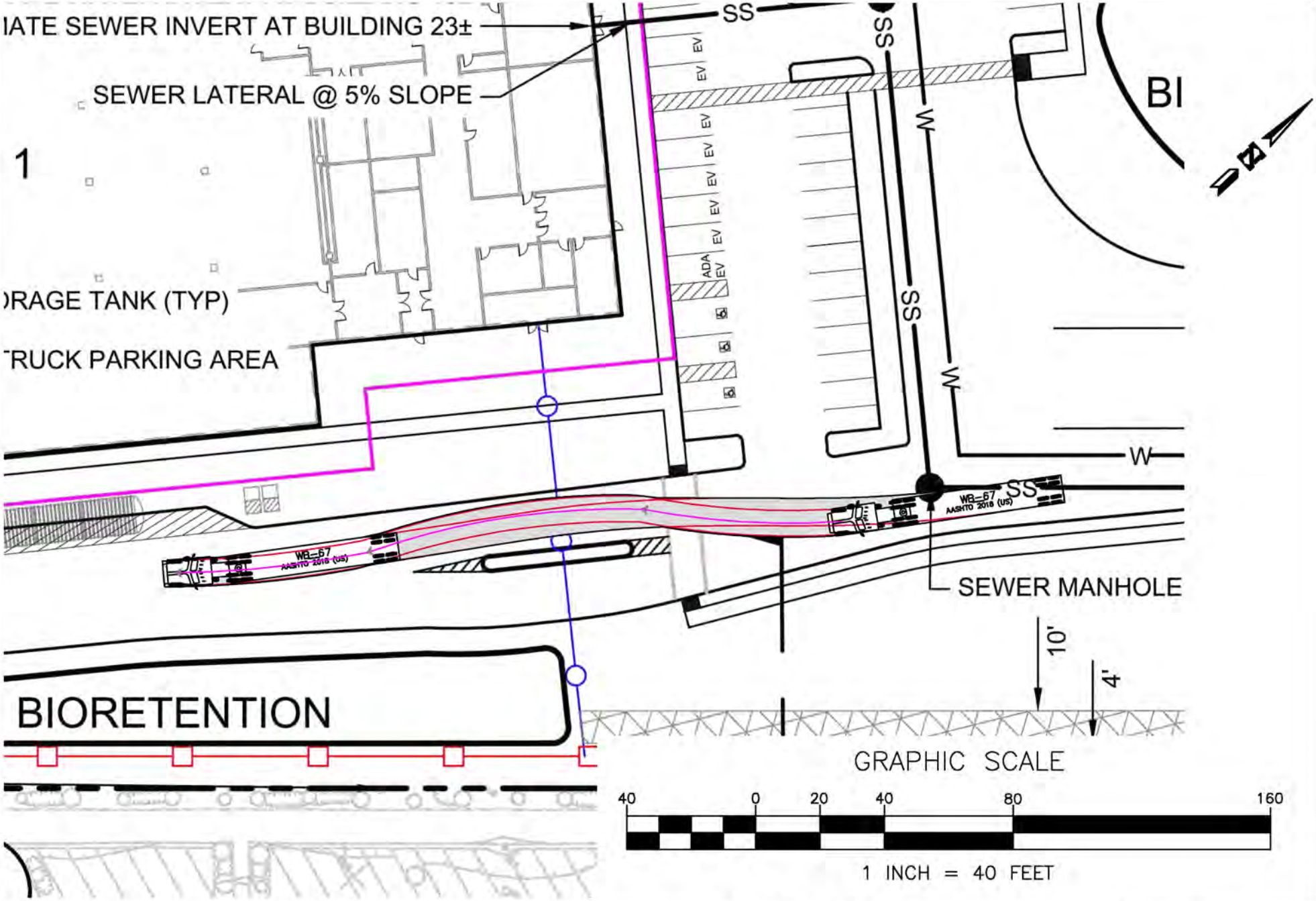
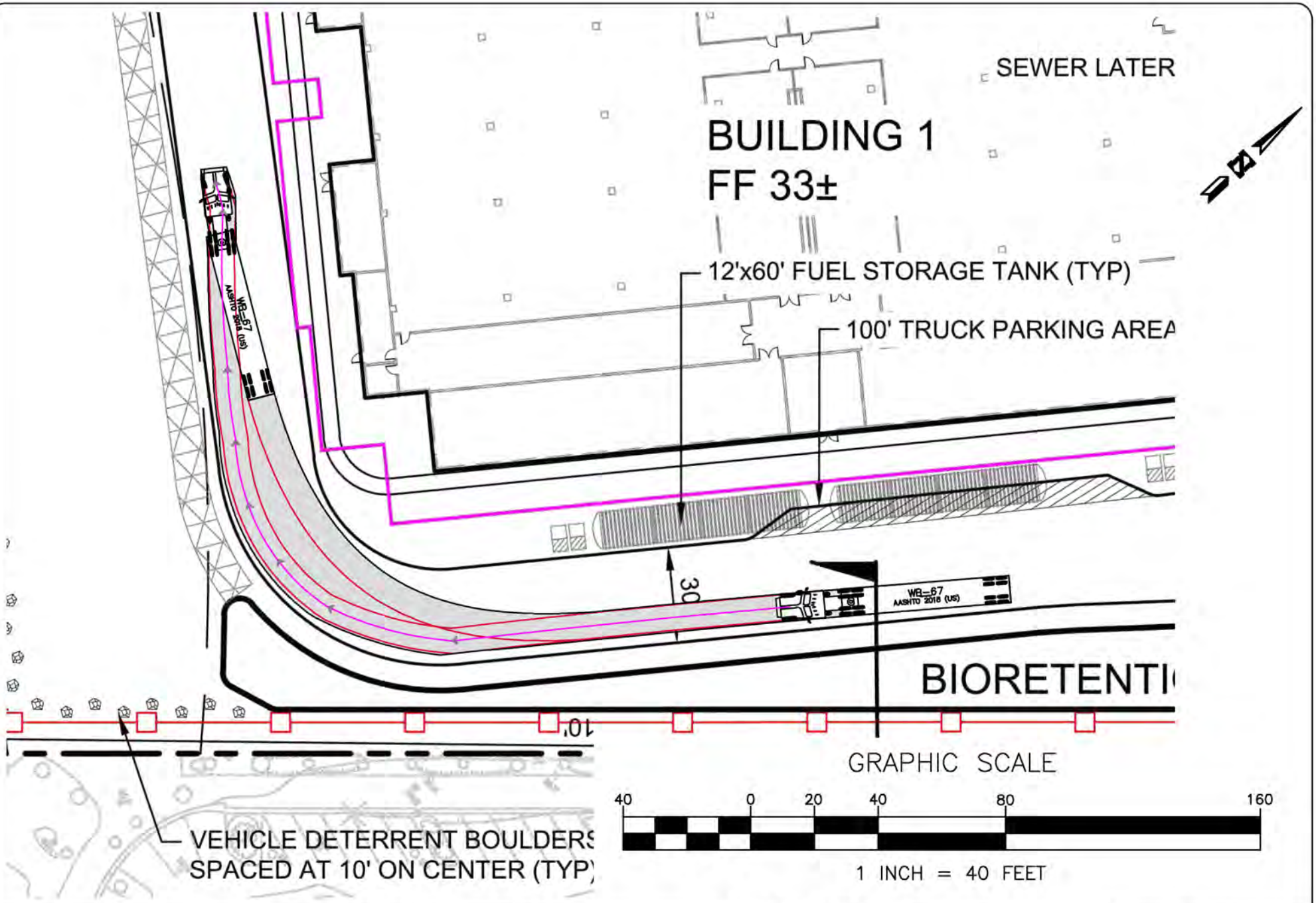
CHECKED R. RODRIGUEZ	DATE 6/1/2022		MICROSOFT DATA CENTER (SJC04) TRUCK TURNING TEMPLATE	11



DRAWN: J. CHANG	SCALE: 1" = 40'	HEXAGON TRANSPORTATION CONSULTANTS, INC. 100 Century Center Court, Suite 501 San Jose, California 95112 Ph: (408) 971-6100 www.hextrans.com	**CITY OF SAN JOSE** MICROSOFT DATA CENTER (SJC04) TRUCK TURNING TEMPLATE	FIGURE NO. 12
CHECKED: R. RODRIGUEZ	DATE: 6/1/2022			

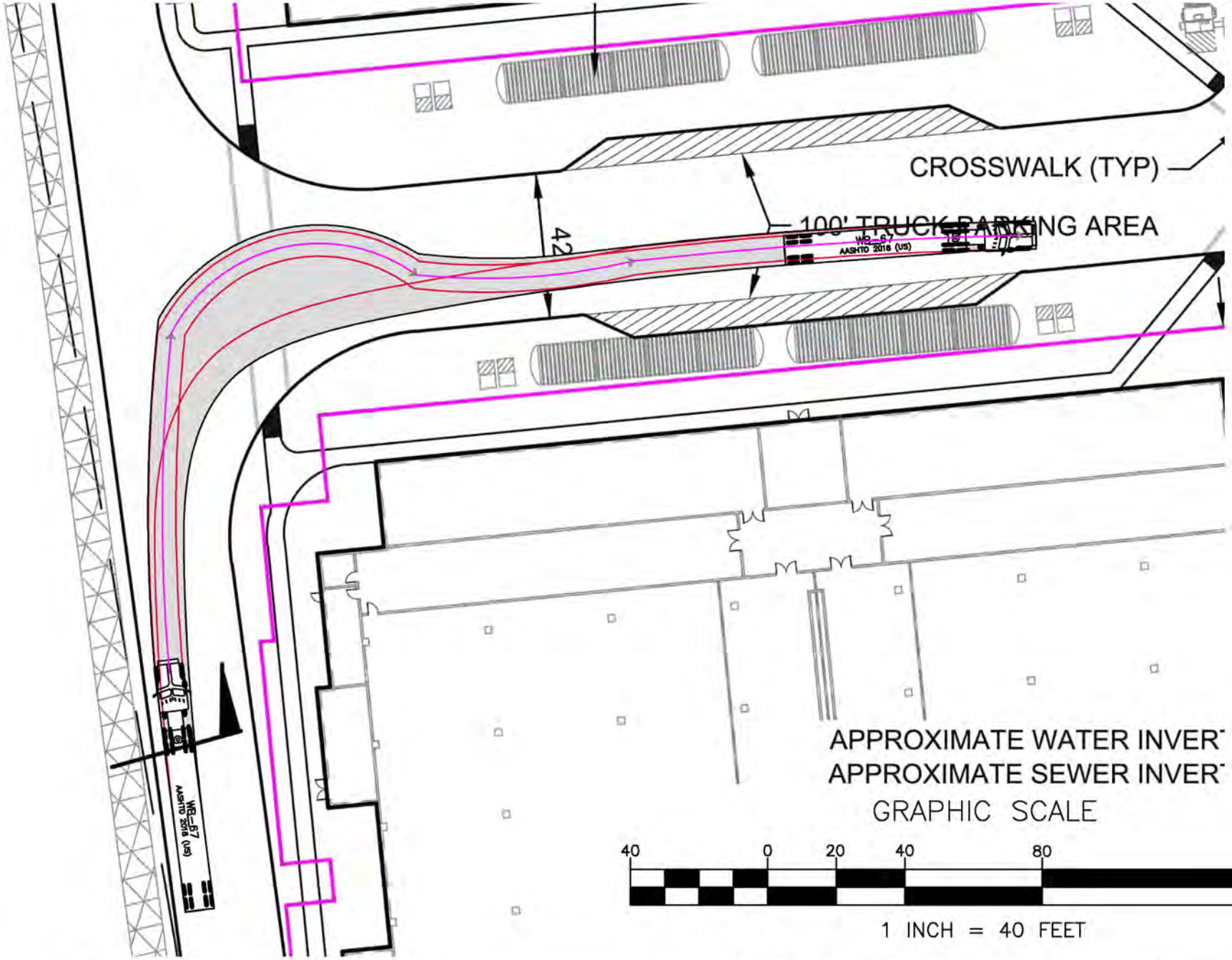


DRAWN	SCALE		
J. CHANG	1" = 40'	HEXAGON TRANSPORTATION CONSULTANTS, INC.	**CITY OF SAN JOSE**
CHECKED	DATE		MICROSOFT DATA CENTER (SJC04)
R. RODRIGUEZ	6/1/2022		TRUCK TURNING TEMPLATE

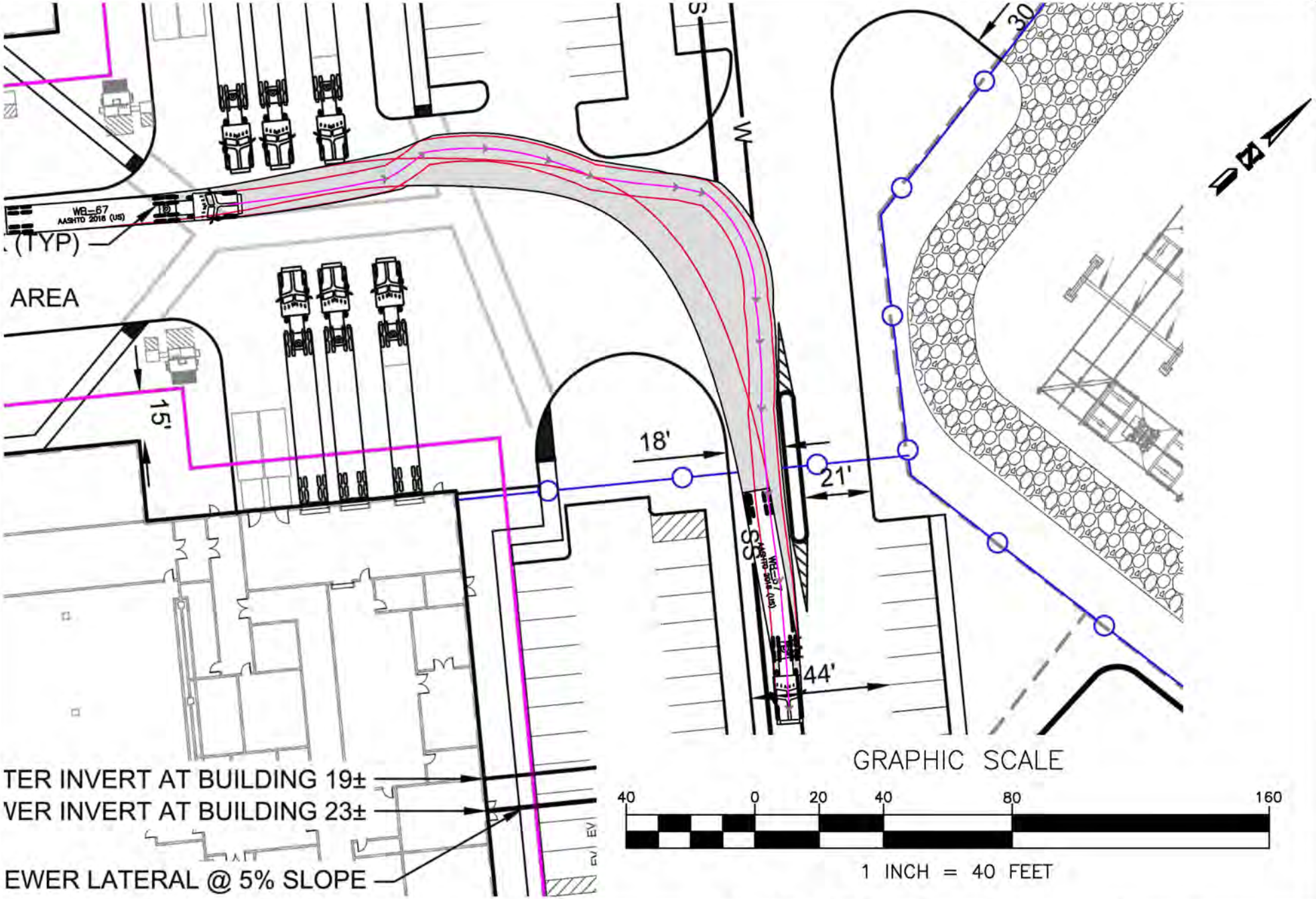
100 Century Center Court, Suite 501
San Jose, California 95112
Ph: (408) 971-6100 www.hextrans.com

FIGURE NO.

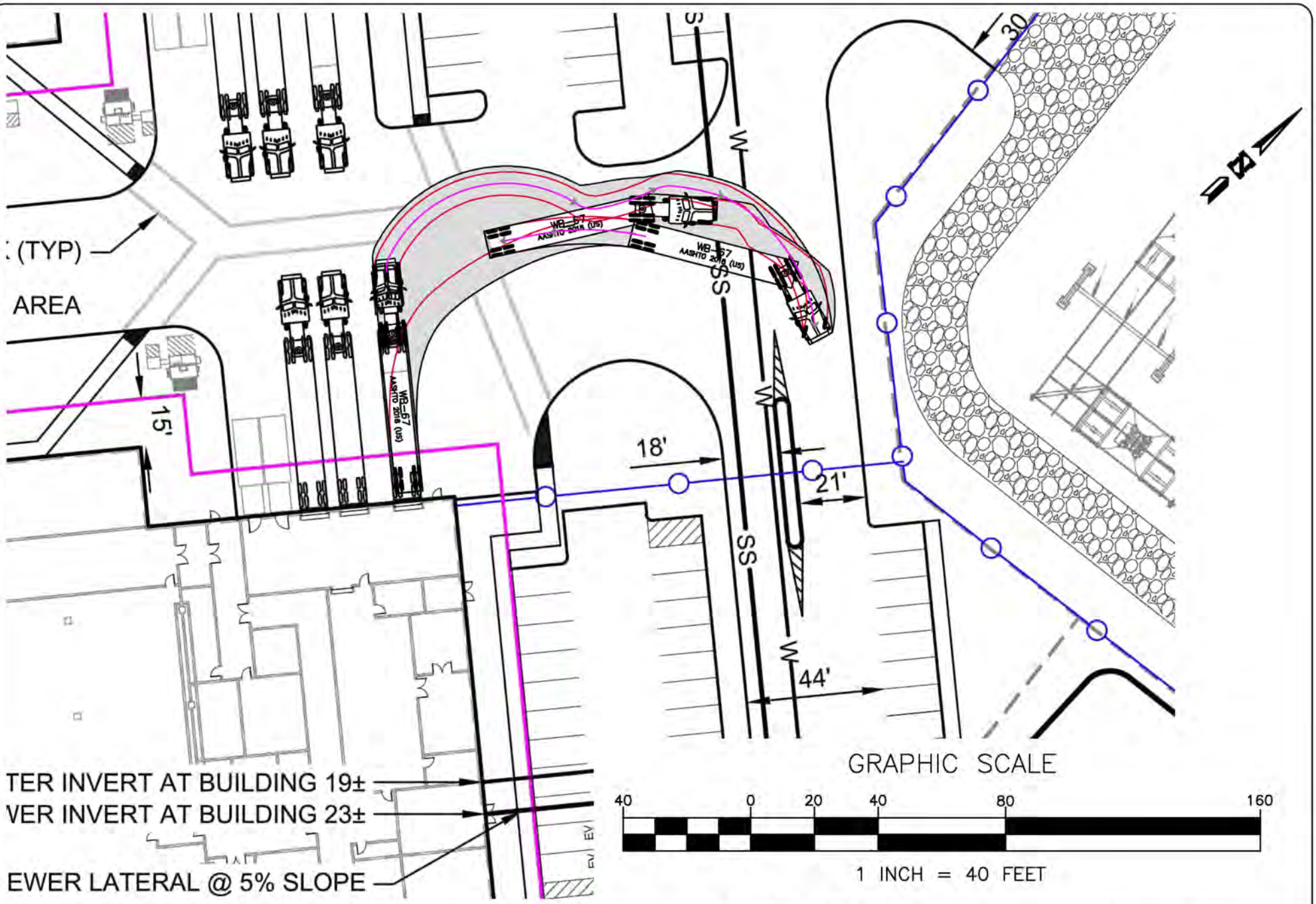
13



DRAWN	SCALE		CITY OF SAN JOSE	FIGURE NO.
J. CHANG	1" = 40'	HEXAGON TRANSPORTATION CONSULTANTS, INC.	MICROSOFT DATA CENTER (SJC04) TRUCK TURNING TEMPLATE	14
CHECKED R. RODRIGUEZ	DATE 6/1/2022	100 Century Center Court, Suite 501 San Jose, California 95112 Ph: (408) 971-6100 www.hextrans.com		



DRAWN J. CHANG	SCALE 1" = 40'	HEXAGON TRANSPORTATION CONSULTANTS, INC. 100 Century Center Court, Suite 501 San Jose, California 95112 Ph: (408) 971-6100 www.hextrans.com	**CITY OF SAN JOSE**	FIGURE NO.
CHECKED R. RODRIGUEZ	DATE 6/1/2022		MICROSOFT DATA CENTER (SJC04) TRUCK TURNING TEMPLATE	15



DRAWN: J. CHANG	SCALE: 1" = 40'	HEXAGON TRANSPORTATION CONSULTANTS, INC. 100 Century Center Court, Suite 501 San Jose, California 95112 Ph: (408) 971-6100 www.hextrans.com	**CITY OF SAN JOSE** MICROSOFT DATA CENTER (SJC04) TRUCK TURNING TEMPLATE	FIGURE NO. 16
CHECKED: R. RODRIGUEZ	DATE: 6/1/2022			

DRAWN: J. CHANG	SCALE: 1" = 40'	HEXAGON TRANSPORTATION CONSULTANTS, INC. 100 Century Center Court, Suite 501 San Jose, California 95112 Ph: (408) 971-6100 www.hextrans.com	**CITY OF SAN JOSE**	FIGURE NO.
CHECKED: R. RODRIGUEZ	DATE: 6/1/2022		MICROSOFT DATA CENTER (SJC04) TRUCK TURNING TEMPLATE	17

Appendix E
Data Center Parking Demand Study

Hexagon Transportation Consultants, Inc.

Memorandum

Date: August 18, 2017

To: Mr. Ray Hashimoto

From: Gary Black
Ollie Zhou

Subject: Parking Study for Server Farm Sites in Santa Clara, California

Hexagon Transportation Consultants, Inc. has completed a parking study for server farm facilities in Santa Clara, California. This study was conducted for the purpose of recommending a parking requirement for server farm facilities to be included in the City of Santa Clara's parking code. The parking requirement should ensure that the peak parking demands at future server farm sites could be contained on site. Hexagon conducted parking demand counts at five server farm sites within the City of Santa Clara to determine the existing peak parking demands. Three of the five server farm sites that were counted were approved by City staff. Subsequent to the initiation of this project, Hexagon was contracted to count two other server farms within the City of Santa Clara for another project. A description of each site and the study findings are discussed below.

Server Farm Sites

Hexagon counted the parking lots at five server farm sites in the City of Santa Clara (see Figure 1). Each site is discussed in detail below:

- Site 1: This 42,585 square feet (s.f.) server farm site is located at 1525 Comstock Street (see Figure 2), east of Kenneth Street. The site is not gated and has 28 parking spaces on site.
- Site 2: This 39,324 s.f. server farm site is located at 1725 Comstock Street (see Figure 3), west of Kenneth Street. The site is not gated and has 25 parking spaces on site.
- Site 3: This 272,000 s.f. server farm site is located at 2401 Walsh Avenue (see Figure 4), west of San Tomas Aquino Creek. The site has gates restricting access to the northern end of the property. There are 160 parking spaces in the ungated area, and 26 spaces in the gated area. The parking spaces along the west edge of the site are mostly occupied by containers and were not counted.
- Site 4: This 323,122 s.f. server farm site is located at 2045 Lafayette Street (see Figure 5), south of Mathew Street. The site is gated and has 138 parking spaces in the gated area.
- Site 5: This 365,489 s.f. server farm site is located at 2220 De La Cruz Boulevard (see Figure 6), north of Reed Street. The site is gated and has 96 parking spaces in the gated area. An additional building recently has been built on the site but is not yet occupied.

Parking Demand Analysis

According to the site managers for sites 1-3, the sites were believed to be busier on Fridays and weekends than weekdays. Therefore, Hexagon conducted parking demand counts at these three server farm sites on a Friday, Saturday and Sunday from 8 AM to 6 PM in July/August 2017. According to the site managers for sites 4-5, the sites were believed to be busier on weekdays. Therefore, Hexagon conducted parking demand counts at these two server farm sites on a Tuesday, Wednesday and Thursday from 8 AM to 6 PM in August 2017.

The collected data (see Appendix) show that parking demand typically peaked between 11:30 AM and 2:30 PM. Site 1 parking demand peaked on July 27th at 1:30 PM with 14 vehicles parked. Site 2 parking demand peaked on July 27th at 12:30 PM with 16 vehicles parked. Site 3 parking demand peaked on July 27th at 2:00 PM with 44 vehicles parked. Site 4 parking demand peaked on August 9th at 1:00 PM with 75 vehicles parked. Site 5 parking demand peaked on August 10th at 1:00 PM with 84 vehicles parked. Based on the maximum observed parking demand at each site, the weighted average peak parking demand (see Table 1) is 0.22 space per 1,000 square feet. However, the maximum observed parking demand rate was 0.41 space per 1,000 square feet. As shown in Table 1, it appears that the smaller server farms (sites 1 and 2) have parking demand rates higher than the larger server farms (sites 3-5).

Table 1
Observed Maximum Parking Demands

Site #	Address	Building Size (s.f.)	Max. Observed Parking Demand	Demand Rate per 1,000 s.f.
1	1525 Comstock St [1]	42,585	14	0.329
2	1725 Comstock St [1]	39,324	16	0.407
3	2401 Walsh Ave [1]	272,000	44	0.162
4	2045 Lafayette St [2]	323,122	75	0.232
5	2220 De La Cruz Blvd [2]	365,489	84	0.230
			Weighted Average	**0.22**
			Maximum Observed	**0.41**

Notes:
1. Parking demand counts were conducted on a Friday, Saturday and Sunday in July/August 2017.
2. Parking demand counts were conducted on three weekdays in August 2017.

Discussion

Based on Hexagon's analysis, the observed average maximum parking demand rate was 0.22 space per 1,000 square feet. However, the maximum observed parking demand rate was 0.41 space per 1,000 square feet. Using the average maximum parking demand rate would result in smaller server farms providing too few parking spaces, while using the maximum parking demand rate would result in larger server farms providing too many parking spaces. Therefore, Hexagon recommends the City to require server farms to provide a minimum of six parking spaces plus 0.22 space for every 1,000 s.f. As shown on Table 2, the suggested parking requirement would best reflect the peak parking demand at the sites that were counted. Site 2 would be required to provide 15 parking spaces, which would be one less than the observed peak parking demand. Site 3 would be required to provide 66 parking spaces, which would be 22 spaces more than the observed peak parking demand.

Table 2
Proposed Parking Requirement for Server Farms

Site #	Address	Building Size (s.f.)	Max. Observed Parking Demand	Required Parking Provision [1]
1	1525 Comstock St	42,585	14	15
2	1725 Comstock St	39,324	16	15
3	2401 Walsh Ave	272,000	44	66
4	2045 Lafayette St	323,122	75	77
5	2220 De La Cruz Blvd	365,489	84	86

Notes:
1. Required parking provision is calculated based on Hexagon's recommended requirement of 6 spaces plus 0.22 space per 1,000 s.f.

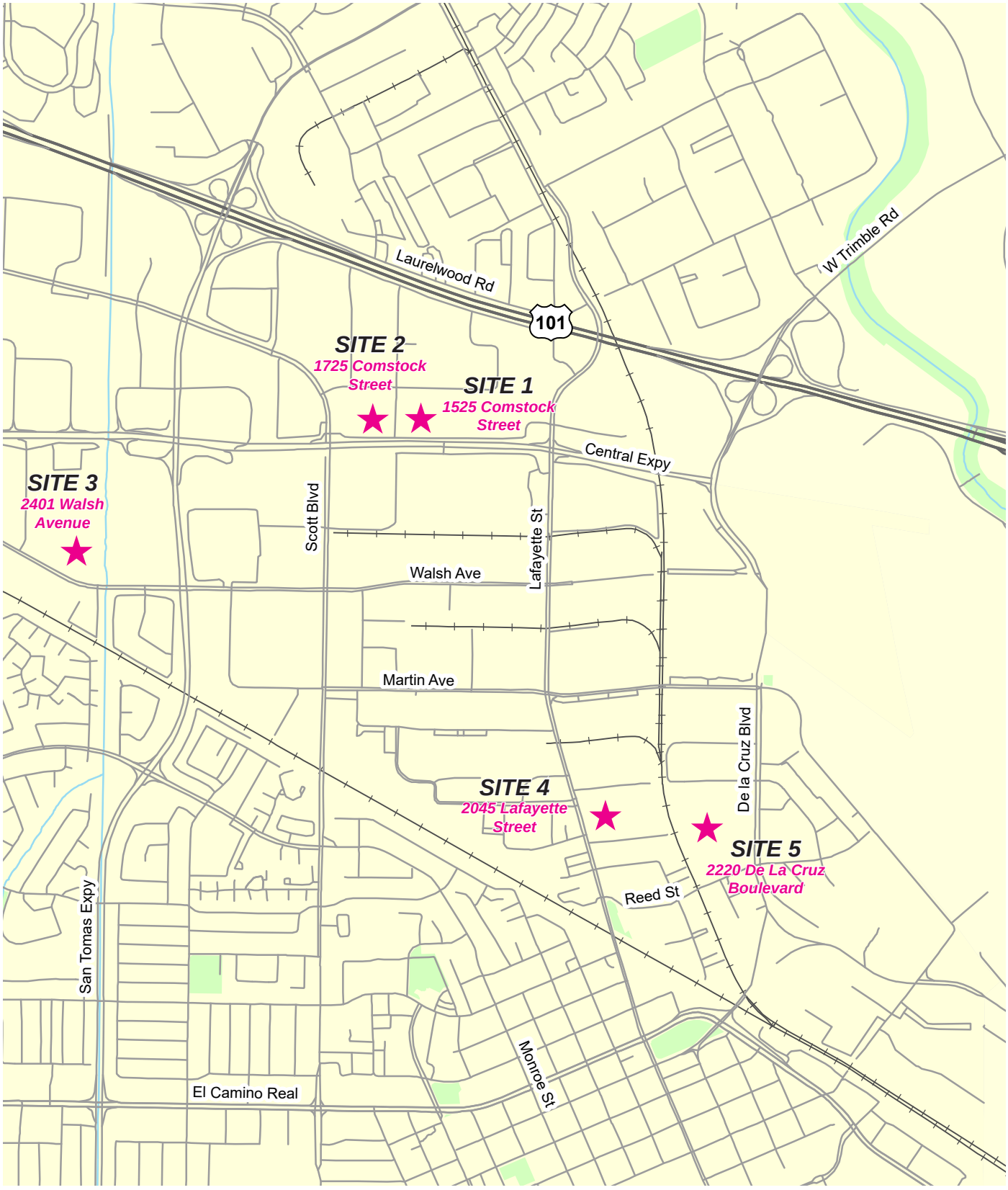


Figure 1
Count Locations

NORTH
Not to Scale

Figure 2
Site 1 - 1525 Comstock Street

NORTH
Not to Scale

Figure 3
Site 2 - 1725 Comstock Street

NORTH
Not to Scale

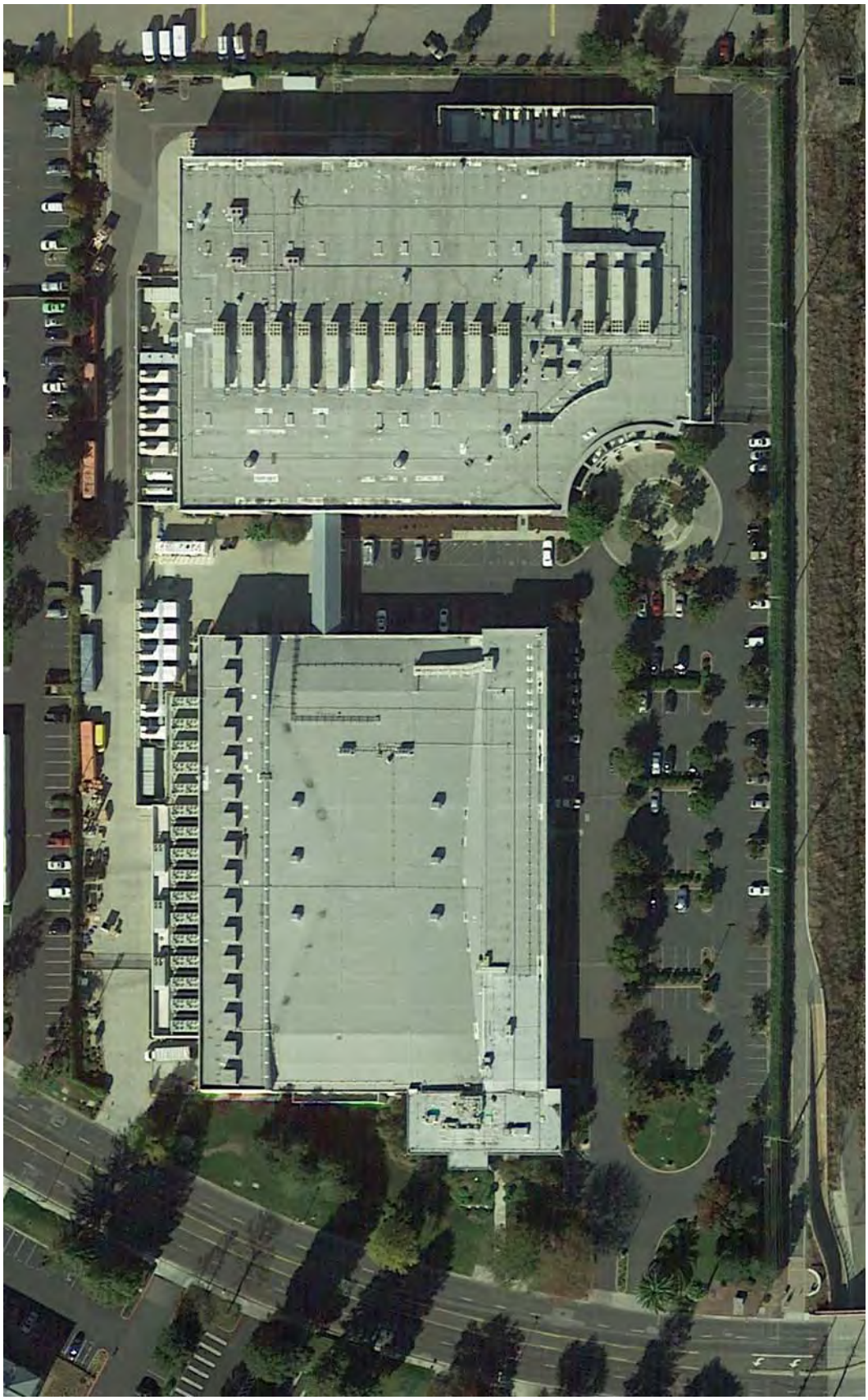


Figure 4
Site 3 - 2401 Walsh Avenue

NORTH
Not to Scale

Figure 5
Site 4 - 2045 Lafayette Street

NORTH
Not to Scale

Figure 6
Site 5 - 2220 De La Cruz Boulevard

NORTH
Not to Scale

Parking Study for Server Farm Sites in Santa Clara, CA

Appendix

Data-storage Sites Parking Counts
7-26-2017 through 8-1-2017
Counts by Auto-Census staff

	1525 Comstock				1725 Comstock				2401 Walsh			
Time	**26-Jul**	**27-Jul**	**1-Aug**	**average**	**26-Jul**	**27-Jul**	**1-Aug**	**average**	**26-Jul**	**27-Jul**	**1-Aug**	**average**
8:00AM	5	6	7	6.0	10	9	10	9.7	28	31	28	29.0
8:30 AM	6	7	8	7.0	11	10	10	10.3	30	34	30	31.3
9:00 AM	6	7	8	7.0	11	10	10	10.3	31	33	33	32.3
9:30 AM	8	8	10	8.7	11	10	10	10.3	32	36	30	32.7
10:00 AM	9	9	14	10.7	12	11	11	11.3	31	35	26	30.7
10:30 AM	10	10	13	11.0	11	11	11	11.0	35	32	28	31.7
11:00 AM	10	10	13	11.0	11	11	11	11.0	33	33	31	32.3
11:30AM	10	10	14	11.3	12	13	11	12.0	27	35	33	31.7
12:00 PM	11	7	12	10.0	11	14	9	11.3	30	29	36	31.7
12:30 PM	11	12	11	11.3	12	16	11	13.0	34	34	37	35.0
1:00 PM	11	11	11	11.0	10	15	14	13.0	32	41	35	36.0
1:30 PM	9	14	13	12.0	11	11	12	11.3	33	43	36	37.3
2:00 PM	9	11	12	10.7	12	11	12	11.7	39	44	36	39.7
2:30 PM	10	8	9	9.0	15	11	11	12.3	30	36	38	34.7
3:00 PM	11	10	9	10.0	15	11	10	12.0	27	31	37	31.7
3:30 PM	9	6	7	7.3	6	5	4	5.0	25	27	28	26.7
4:00PM	8	4	7	6.3	3	3	3	3.0	19	21	21	20.3
4:30PM	8	4	8	6.7	3	2	3	2.7	18	19	14	17.0
5:00PM	8	4	8	6.7	2	2	2	2.0	17	20	16	17.7
5:30PM	4	4	5	4.3	2	2	2	2.0	15	14	11	13.3
6:00PM	6	5	5	5.3	2	2	2	2.0	15	12	9	12.0
Daily Max	11	14	14	12.0	15	16	14	13.0	39	44	38	39.7

Note: Includes loading vehicles. Excludes construction vehicles and vehicles stored behind locked gate

CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY
Planning, Building and Code Enforcement

BUILDING DIVISION FORM #302 10/18/2021 SUBJECT TO CHANGE FOR ALL TYPES OF PROPERTIES

Address Assignment Request

Staff will assign **FILE #**

INSTRUCTIONS

Use this form to request the assignment of an address to your project. For information on the addressing process, see page 2. Note that addresses will only be assigned when new development or alteration work is proposed. **If no new construction or alteration is proposed, a change of address will ONLY be granted for one of the following reasons:**

- The existing entrance on a corner lot is on a different street.
- You have documentation that demonstrates difficulty in receiving mail or emergency services.

SUBMITTAL PACKAGE

HOW TO SUBMIT: To submit your request package or for addressing questions, email: Addressing@sanjoseca.gov

WHAT TO SUBMIT: Provide a submittal package that includes:

☐ This APPLICATION FORM, completed and signed.

☐ FEE PAYMENT, 2-hour minimum. See the Building and Structure Permits Fee Schedule.

☐ SITE PLAN - Use 8.5x11 sheet. Draw to scale. Show property lines, building footprint, and entrance to the building.

☐ FLOOR PLANS if your request entails changes to suite or unit numbering.

☐ Other documents as may be required by your project scope.

This form is a computer-fillable form. Use free Adobe Acrobat Reader to complete and sign the form.

CURRENT PROPERTY ADDRESS if any: TBD (2515 Orchard Parkway is being requested)

ASSESSOR'S PARCEL NUMBER: 101-02-020 | TRACT #: | LOT #:

PLAN REVIEW # if any: | PLANNING APPROVAL # if any:

APPLICANT NAME: Chad Mendell

APPLICANT IS CHECK ONE: ☐ PROPERTY OWNER ☐ ARCHITECT ☒ ENGINEER ☐ CONTRACTOR ☐ DEVELOPER ☐ DESIGNER

FIRM NAME if any: Environmental Systems Design, Inc.

PHONE: 312-456-2387 | EMAIL: cmendell@esdglobal.com

REASON FOR ADDRESS REQUEST CHECK ONE:

☒ Constructing a new building on a parcel with no address
☐ Replacing a building and including a change in use
☐ Replacing a building and prior use will continue
☐ Demise or combine suites in a multi-tenant building
☐ My corner lot entrance is on a different street
☐ I'm having difficulty receiving mail or emergency services

BRIEFLY DESCRIBE YOUR REQUEST:

The existing parcel is vacant / not developed. The Project will be constructing two 4-story buildings on the site; the project will call these buildings SJC04 (south) and SJC06 (north). The Project is submitting for a Special Use Permit on 08/18/2022. The property will also have a small guardhouse at the entry.

continued >

PROPERTY OWNER OR AUTHORIZED LEGAL REPRESENTATIVE MUST COMPLETE THIS SECTION	
PROPERTY OWNER NAME: Sieu Quan, Principal Design Manager	
FIRM NAME if any: Microsoft (Owner)	
MAILING ADDRESS: 1 Microsoft Way, Redmond, Washington 98052	
PHONE: ~~425-538-6254~~ 206-245-0033	EMAIL: ~~425-538-6254~~ sieuquan@microsoft.com

DocuSigned by: Sieu Quan 3C4BE25BD4934A9...

08/16/2022

• PROPERTY OWNER SIGNATURE (SEE DIGITAL ID SIGNATURE INSTRUCTIONS) DATE [MM/DD/YYYY]

PROCESS AND REQUIREMENTS FOR REQUESTING A NEW ADDRESS

NEW CONSTRUCTION/DEVELOPMENTS. When construction of any new development is proposed, an addressing process is required to establish new addresses. New addresses are assigned consistent with the existing addresses and the city-wide numbering grid.

Applicants should submit an Address Assignment Request for large developments concurrent with the planning permit process. For smaller projects, applicants can submit the request during the building plan review process.

Once addresses are assigned, city staff will prepare an addressing notice and send it to the US Post Office, Santa Clara County Assessor, utility companies, emergency services, and city departments.

Failure to apply for the Address Assignment application may delay the issuance of a building permit.

CHANGING EXISTING ADDRESSES. Existing address numbers will be changed only if one of the following reasons applies:

- There is an entry change on a corner lot where building permits are issued for a remodel.
- You have documentation that demonstrates difficulty in receiving mail or emergency services.

ADDRESSING LIMITATIONS. There are limitations to how addresses can be assigned. These include:

- ***Multi-tenant buildings.*** Multi-tenant buildings will have one street address with suite numbers for tenant spaces, and one address is assigned per tenant space.
- ***Vacant lots.*** Addresses are not assigned to empty lots or vacant land until plans for development are submitted.
- ***Work must be proposed.*** Addresses will only be assigned when new development or alteration work is proposed.
- ***No alpha letters or hyphenation allowed.*** Beginning in 1984, the City ceased allowing alpha designations or hyphenations as part of the address. Examples of such addresses: 12A Elm Street; 27-B Main Street; or 100 Central Avenue, Unit A.

FEES. Hourly permit issuance fees (minimum 2 hours) are assessed per request to process the addressing assignment. The minimum fee is collected when the application is submitted. Learn more with the Building and Structure Permits Fee Schedule.

CONTACT. Appointments are required to submit your request package. For an appointment or for questions concerning addressing, please contact: Addressing@sanjoseca.gov

2515 Orchard Parkway

San Jose Special Use Permit - Drawings / Plan Index

Name of Uploaded PDF	Drawing Number	Drawing Name
000 -IDX		Drawings Index
001 -TS	1.1	Cover
002 -S	3.1	Architectural Site Plan
003 -S	3.2	Fire Access
004 -S	3.3	Phasing Plan
005 -C	4.0	Civil Site Plan
006 -C	4.1	Civil Sections
007 -C	4.2	Grading and Drainage Plan
008 -C	4.3	Grading and Drainage Plan
009 -U	4.4	Utility Plan
010 -C	5.0	Stormwater Control
011 -C	5.1	Stormwater Control
012 -C	5.2	Flood Sections
013 -A	7.1	Exterior Elevations
014 -A	7.2	Exterior Elevations
015 -A	7.3	Building Sections
016 -A	7.4	Exterior Renderings
017 -A	7.5	Exterior Material Palette
018 -A	7.6	Site Rendering
019 -P	8.0	Site Photos
020 -A	9.1	Floor Plan - Level 1
021 -A	9.2	Floor Plan - Level 2
022 -A	9.3	Floor Plan - Level 3
023 -A	9.4	Floor Plan - Level 4
024 -A	9.5	Floor Plan - Roof
025 -TR	10.01	Tree Mitigation
026 -TR	10.02	Tree Inventory
027 -L	10.03	Landscape Plan
028 -L	10.04	Landscape Plan
029 -L	10.05	Landscape Plan
030 -L	10.06	Landscape Plan
031 -L	10.07	Landscape Plan
032 -L	10.08	Planting Legend
033 -L	10.09	Planting Legend
034 -I	10.10	Hydrozone
035 -I	10.11	Irrigation Details
036 -L	10.12	Concept Images
037 -S	11.0	Site Lighting Plan
038 -A	12.1	Exterior Details
039 -A	12.2	Floor Plan - Guardhouse

SPECIAL USE PERMIT SP22-XX
SJC04 DATA CENTER

2515 Orchard Parkway
San Jose, California 95131

PROJECT TEAM

OWNER: MICROSOFT
1 MICROSOFT WAY
REDMOND, WA 98052

PLANNING: HMH ENGINEERS
1570 OAKLAND RD
SAN JOSE, CA 95131
408.487.2200
CONTACT: MICHAEL SHEEHY

ARCHITECT: SHEEHAN NAGLE HARTRAY ARCHITECTS
130 E RANDOLPH ST SUITE 3100
CHICAGO, IL 60601
312.633.2900
CONTACT: NEIL SHEEHAN

STRUCTURAL: THORNTON TOMASETTI
120 BROADWAY
NEW YORK, NY 10271
917.661.7800
CONTACT: TRAVIS TEST

MEP: ENVIRONMENTAL SYSTEMS DESIGN, INC.
233 S WACKER DR #5300
CHICAGO, IL 60606
312.372.1200
CONTACT: CHAD MENDELL

LANDSCAPE: HMH ENGINEERS
1570 OAKLAND RD
SAN JOSE, CA 95131
408.487.2200
CONTACT: BILL SOWA

LOCATION MAP

VICINITY MAP

SITE DESCRIPTION

APN: 101-02-020

ZONING: COMBINED INDUSTRIAL/COMMERCIAL (CIC)

USE AREA: 632,000 SQ. FT.

LOT SIZE: ±22.29 ACRES

2022-10-26

PROJECT DESCRIPTION

THIS SPECIAL USE PERMIT PROPOSES TO DEVELOP THE SITE INTO A MICROSOFT CAMPUS USING PHASED DEPLOYMENT OF TWO (2) NEWLY CONSTRUCTED BUILDINGS AND PHASED DEPLOYMENT PARKING SPACES. EACH BUILDING IS APPROXIMATELY 316,000 SF. THERE ARE ALSO THREE (3) WATER TANKS AND TWO (2) TREATMENT STRUCTURES ENCLOSING MECHANICAL AND ELECTRICAL EQUIPMENT ANTICIPATED AS PART OF THIS DEVELOPMENT. A GUARDHOUSE IS TO BE SITUATED AT THE CAMPUS ENTRANCE.

TWO VEHICULAR ACCESS POINTS ARE PROPOSED. ONE FOR PASSENGER VEHICLES AND DELIVERY TRUCKS, AND A SECOND FOR EMERGENCY ACCESS ONLY. THE MAIN DRIVEWAY WILL BE LOCATED ON ORCHARD PARKWAY.

EACH ACCESS POINT WILL BE GATED AND ELECTRONICALLY SECURED, CREATING A CHECKPOINT FOR VEHICLE SCREENING PRIOR TO ENTRY.

ALSO INCLUDED IS A PRIVATE ELECTRICAL SUBSTATION, A PG&E SWITCHING STATION, AND SITE IMPROVEMENTS.

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Tel 510.337.2800

No.	Description	Date
	ENTITLEMENT	10.26.22

SJC04 DATA CENTER

2515 Orchard Pkwy
San Jose, CA 95131

COVER WITH INDEX

1.1

1 SITE PLAN
1/64" = 1'-0"

TABLE 1 - CAMPUS PARKING CALCULATIONS

BUILDING	USE CATEGORY	GSF	NSF (85% OF GSF)	CALC FACTOR: CARS	REQUIRED CAR SPACES	PROVIDED	CALC FACTOR: BICYCLES	REQ. BICYCLE SPACES	PROVIDED	CALC FACTOR: MOTORCYCLES	MOTORCYCLE SPACES REQ.	PROVIDED
				PER TABLE 20-190, §20.90.060.			PER TABLE 20-190, §20.90.060.			PER §20.90.350 OF THE CODE OF ORDINANCES.		
SJC04	OFFICE / MEETING / TECHNICIAN	9,803 SF	8,333 SF	1/250 SF	34	73	1/5,000 SF	2	7 SHORT TERM + 1 LONG TERM	1 / EVERY 50 CODE-REQUIRED AUTO PARKING SPACES	2	2
SJC04	DEVOTED TO COMPUTER EQUIPMENT	305,836 SF	259,961 SF	1/5,000 SF	52		1/50,000 SF	6				
SJC06	OFFICE / MEETING / TECHNICIAN	9,803 SF	8,333 SF	1/250 SF	34	74	1/5,000 SF	2	7 SHORT TERM + 1 LONG TERM	1 / EVERY 50 CODE-REQUIRED AUTO PARKING SPACES	2	2
SJC06	DEVOTED TO COMPUTER EQUIPMENT	305,836 SF	259,961 SF	1/5,000 SF	52		1/50,000 SF	6				
GUARDHOUSE	COMMERCIAL SUPPORT	264 SF	224 SF	1/350 SF	1	1	1/5,000 SF	0 (INCL. IN CALC. FOR SJC04)	0	SAME AS ABOVE	INCLUDED IN CALC FOR SJC04	NONE SPECIFIC TO GUARDHOUSE
TOTAL		**631,542 SF**	**536,812 SF**		**173**	**148**		**16**	**14 SHORT TERM + 2 LONG TERM**		**4**	**4**

SITE STATISTICS

LOT SIZE = ±22.29 ACRES
= 970,928 SF

ZONING DISTRICT = CIC
(COMBINED INDUSTRIAL/COMMERCIAL)

LOT COVERAGE = 169,142 SF
= 17.4%

ALLOWABLE F.A.R. = NOT DEFINED
F.A.R. = 0.65

HT. RESTRICTION = 150'-0"
(PER §20.85.020.D. OF THE CoO)
BUILDING HEIGHT = 135'-6"

BUILDING STATISTICS

CONSTRUCTION TYPE = TYPE 1B
(CBC §602.2)

OCCUPANCY GROUPS = B, S-1, H-3

BUILDING EQUIPPED THROUGHOUT WITH AN AUTOMATED NFPA13 SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH 903.3.1.1.

USE: ELECTRONIC DATA PROCESSING

ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE FOR TYPE 1-B SPRINKLERED:
B = 12 STORIES
S-1 = 12 STORIES
H-3 = 06 STORIES

OFF STREET PARKING DETAILS

ADA SPACES = 8

EV CHARGING = 15
(NON ADA)

LOADING DOCK = 6
SPACES

GENERAL NOTES

SHEET NOTES

NOTE: NOT ALL SHEET NOTES BELOW MAY BE USED ON THIS SHEET

1	PRIMARY VEHICLE ENTRANCE
2	MONUMENT SIGN (ADDRESS ONLY)
3	PEDESTRIAN ENTRANCE TURNSTILE / BIKE GATE
4	8' CHAIN LINK FENCE
5	8' AMERISTAR FENCE TYPE 1
6	8' AMERISTAR FENCE TYPE 2
7	10' GRAVEL SERVICE ROAD
8	EASEMENT
9	100' RIPARIAN SETBACK
10	VEHICLE DETERRENT AREA
11	BIORETENTION
12	12'x60' UNDERGROUND FUEL STORAGE TANK (TYP)
13	100' TRUCK PARKING AREA
14	WATER TANK
15	GENERATORS
16	WEATHER STATION
17	75' PG&E EASEMENT
18	RECYCLED WATER PUMP STATION
19	FIRE PUMP STATION
20	EXISTING OVERHEAD TRANSMISSION TOWER
21	GUARDHOUSE
22	VEHICLE DETERRENT BOULDERS
23	LOADING AREA
24	SCREEN WALL
25	SUBSTATION
26	TRANSFORMER
27	PG&E SWITCHING STATION
28	JET FUEL PIPELINE EASEMENT
29	DECOMPOSED GRANITE SHOULDER
30	ASPHALT OR CONCRETE BIKE PATH
31	BICYCLE PARKING, SEE LANDSCAPE PLANS
32	TRUCK TURN AROUND
33	25' HT. POLE MOUNTED LUMINAIRE, SEE ELEC DWGS
34	12' HT. POLE MOUNTED LUMINAIRE, SEE ELEC DWGS
35	FUTURE PROPERTY LINE
36	METER BUILDING

LEGEND

NEW BUILDING
PROPERTY LINE
SETBACK LINE
UNDERGROUND DETENTION BASIN
SCOPE OF ADJUSTMENTS
FIRE ACCESS ROAD
REVISIONS

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No.	Description	Date
	ENTITLEMENT	10.26.22

SJC04 DATA CENTER

2515 Orchard Pkwy
San Jose, CA 95131

ARCHITECTURAL SITE PLAN

3.1

SCALE: Scale as Noted

Location: Between Orchard Parkway and Guadalupe River near the intersection of Orchard Parkway and Component Drive
Address: 370 W Trimble Road, San Jose CA
Construction Type: Type IB, IIB, V-B
Occupancy Group: B, S-1, H-3, U, B

Buildings	SJC04 Building[2]	SJC06 Building[2]	Pump Station Building[2]	Guardhouse Building[2]
Area (SF)	315,639 SF	315,639 SF	2,900 SF	264 SF
Number of Stories	4	4	1	1
Height [1]	72'	72'	-	-
Construction Type	IB	IB	IIB (TBV)	V-B (TBV)
Occupancy Group	B, S-1, H-3	B, S-1, H-3	U	B
Required fire flow[2]	6,000 GPM	6,000 GPM	1,500 GPM	1,500 GPM
Required flow duration	4 hours	4 hours	2 Hours	2 Hours
Minimum # of hydrants	6	6	1	1
Average spacing between hydrants	250'	250'	500'	500'
Maximum frontage distance to hydrant	150'	150'	250'	250'

[1]Height is measured from average grade to highest occupiable floor
[2]Hazard classification is assumed to be "Extra," meaning no fire flow reductions are taken per the San Jose Fire Flow and Hydrant Policy

LEGEND

- PROJECT BOUNDARY
- RIGHT-OF-WAY
- EASEMENT
- FIRE HYDRANT (E)
- FIRE HYDRANT (P)
- FIRE DEPARTMENT CONNECTION (FDC)
- FIRE LADDER PAD (6'x7' MINIMUM)
- AERIAL APPARATUS ACCESS ROAD
- 30'/50' TURNING RADIUS
- EMERCENCY VEHICLE ACCESS EASEMENT TO BE ESTABLISHED ON NEIGHBORING PROPERTY

ABBREVIATIONS

EX	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
TYP	TYPICAL

WATER TANKS
PUMP BUILDING
R30' & R50' TURNING RADIUS (TYP)
LBA REALTY SITE
SJC06
FDC FOR BUILDING SJC06
FIRE PUMP ROOM
AERIAL ACCESS ROAD FOR BUILDING SJC06
SJC04
AERIAL ACCESS BUILDING FOR SJC04
FIRE PUMP ROOM
FDC FOR BUILDING SJC04
SUBSTATION
FUTURE PROPERTY LINE
CURRENT PROPERTY LINE
EX PUBLIC HYDRANT
ORCHARD PARKWAY
GUARDHOUSE BUILDING
COMPONENT DRIVE
EXISTING APPLE SITE

0 30 60 120
1 INCH = 60 FEET

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	ENTITLEMENT	10/26/22

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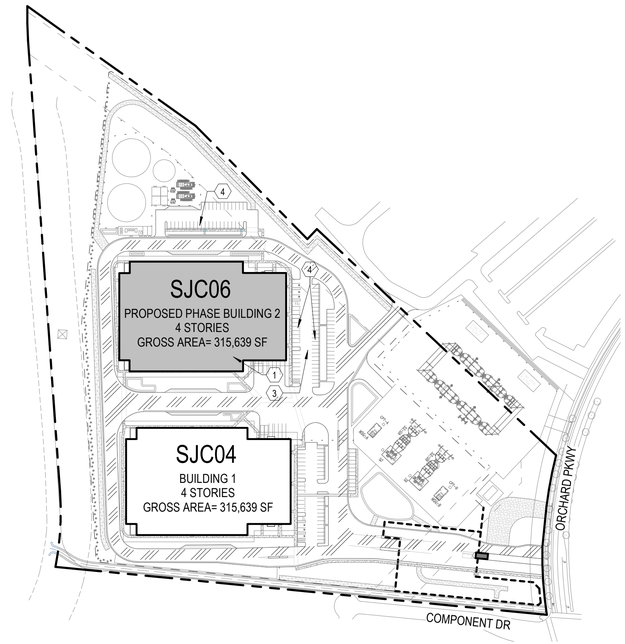
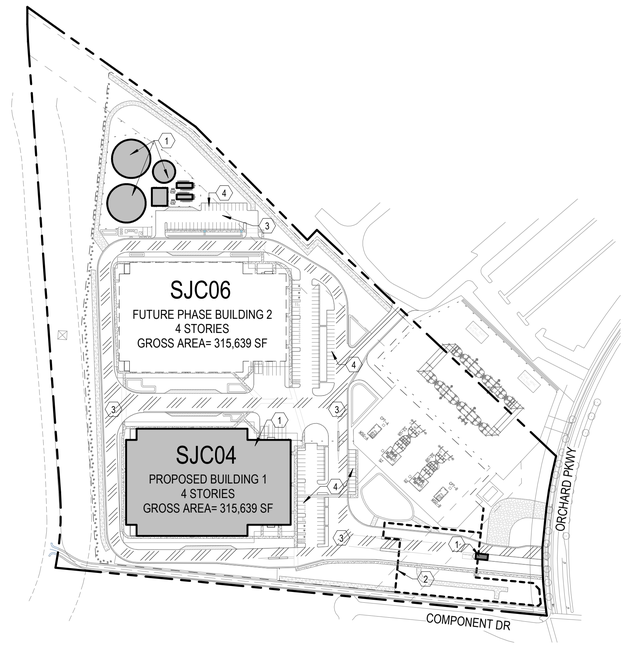
FIRE ACCESS PLAN

3.2

SCALE: Scale as Noted



2 PHASE 2
1" = 160'-0"



1 PHASE 1
1" = 160'-0"

GENERAL NOTES

SHEET NOTES

NOTE: NOT ALL SHEET NOTES BELOW MAY BE USED ON THIS SHEET

1	NEW BUILDING
2	NEW SECURITY FENCE
3	NEW PHASED PAVING
4	NEW PHASED PARKING

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	ENTITLEMENT	10.26.22

SJC04 DATA CENTER

2515 Orchard Pkwy
San Jose, CA 95131

PHASING PLAN

3.3

SCALE: Scale as Noted

PRELIMINARY EARTHWORK QUANTITIES

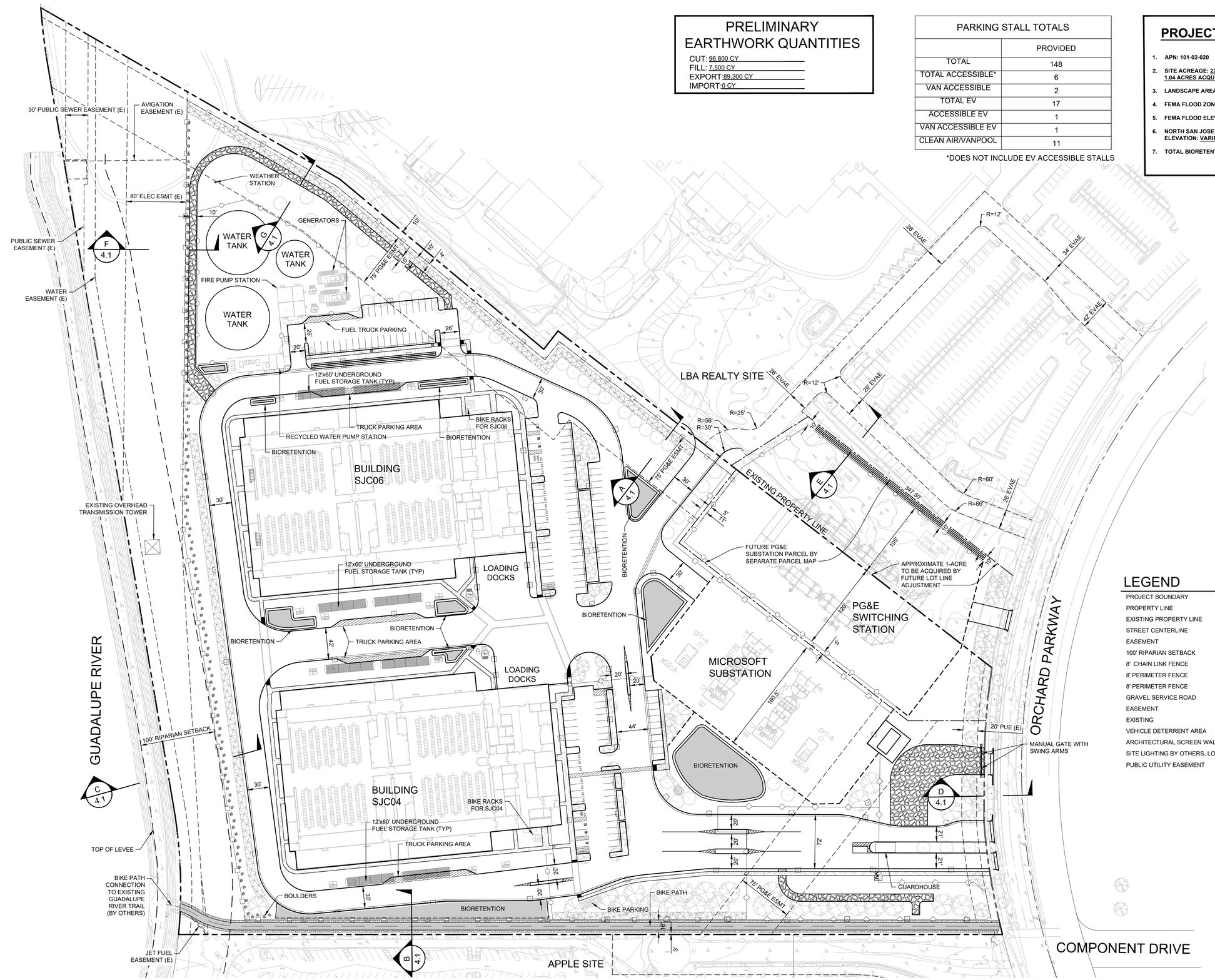
CUT: 96,800 CY
FILL: 7,500 CY
EXPORT: 89,300 CY
IMPORT: 0 CY

PARKING STALL TOTALS	
	PROVIDED
TOTAL	148
TOTAL ACCESSIBLE*	6
VAN ACCESSIBLE	2
TOTAL EV	17
ACCESSIBLE EV	1
VAN ACCESSIBLE EV	1
CLEAN AIR/VANPOOL	11

*DOES NOT INCLUDE EV ACCESSIBLE STALLS

PROJECT SITE INFORMATION:

1. APN: 101-02-020
2. SITE ACREAGE: 22.29 ACRES (21.25 ACRES APN 101-02-020 PLUS 1.04 ACRES ACQUIRED FROM LBA SITE APN 101-02-019)
3. LANDSCAPE AREA: ±94,000 SQUARE FEET
4. FEMA FLOOD ZONE: X, AH
5. FEMA FLOOD ELEVATION: 27'
6. NORTH SAN JOSE FLOODPLAIN MANAGEMENT POLICY FLOOD ELEVATION: VARIES 29'-31'
7. TOTAL BIORETENTION AREA PROVIDED: ±31,000 SQUARE FEET



LEGEND

- PROJECT BOUNDARY
- PROPERTY LINE
- EXISTING PROPERTY LINE
- STREET CENTERLINE
- EASEMENT
- 100' RIPARIAN SETBACK
- 8' CHAIN LINK FENCE
- 8' PERIMETER FENCE
- 8' PERIMETER FENCE
- GRAVEL SERVICE ROAD
- EASEMENT — ESMT
- EXISTING — (E)
- VEHICLE DETERRENT AREA
- ARCHITECTURAL SCREEN WALL
- SITE LIGHTING BY OTHERS, LOCATION APPROXIMATE
- PUBLIC UTILITY EASEMENT — PUE

0 30 60 120
1 INCH = 60 FEET

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No.	Description	Date
	ENTITLEMENT	10/26/22

SJC04 DATA CENTER

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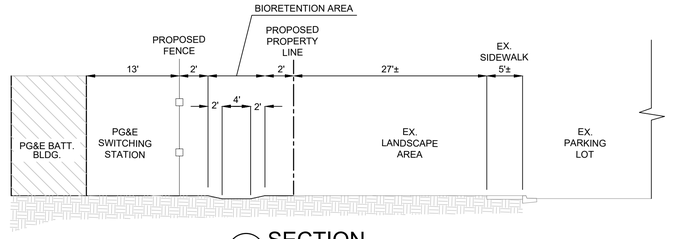
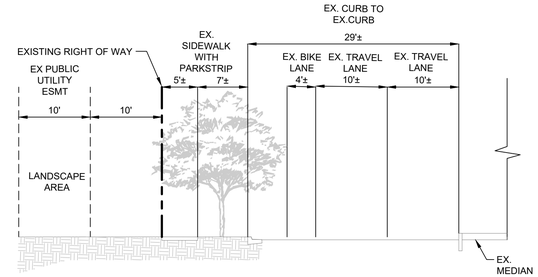
SITE PLAN

4.0

SCALE: Scale as Noted



E SECTION
NTS



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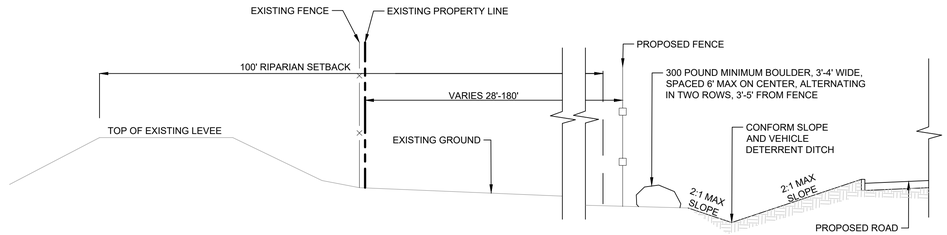

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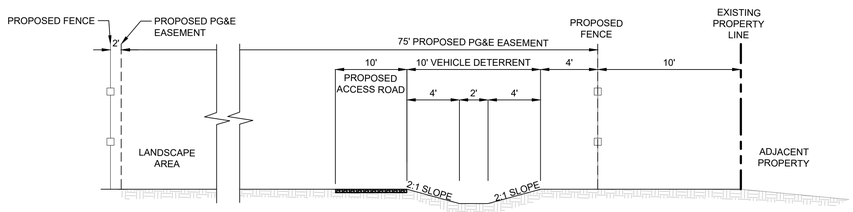
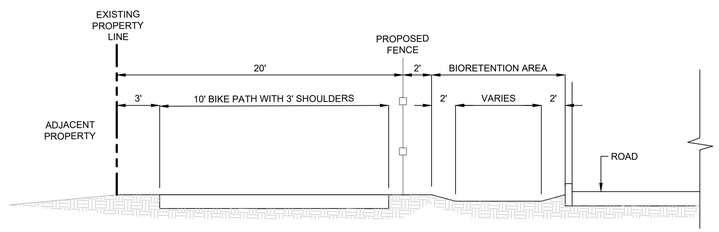


G SECTION
NTS



B SECTION
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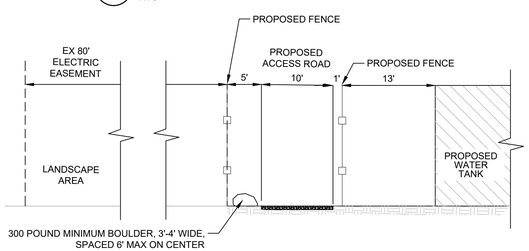
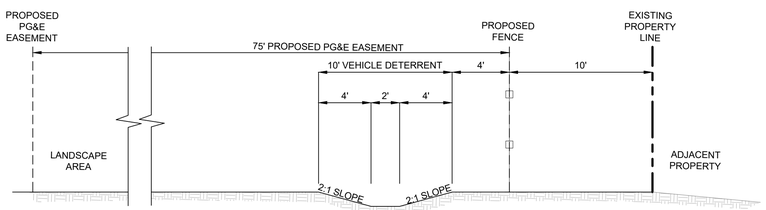


F SECTION
NTS



A SECTION
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No.	Description	Date
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SJC04 DATA CENTER

2515 Orchard Pkwy
San Jose, CA 95131

SECTIONS

4.1

SCALE: Scale as Noted

LEGEND

	PROPOSED	EXISTING
PROJECT BOUNDARY		
CURB AND GUTTER		
SIDEWALK		
GRADE BREAK		
STORM DRAIN PIPE	SD	SD(E)
STORM DRAIN MANHOLE		
STANDARD CURB INLET		
STORM DRAIN FIELD INLET		
SURFACE DRAINAGE (SWALE)	X.X%	
SURFACE DRAINAGE (PAVED)	X.X%	
OVERLAND RELEASE PATH		
BIORETENTION AREA		
VALLEY GUTTER		
SLOPE		

ABBREVIATIONS

AC	ASPHALT CONCRETE
BOW	BACK OF WALK
EX/(E)	EXISTING
EG	EXISTING GRADE
ER	END OF RETURN
FF	FINISHED FLOOR
FG	FINISHED GRADE
HP	HIGH POINT
INV	INVERT
LP	LOW POINT
SD	STORM DRAIN
SDFI	STORM DRAIN FIELD INLET
TC	TOP OF CURB
TG	TOP OF GRATE

SELF-RETAINING AREA
ELEVATION 29.75

BIORETENTION AREA
TOP 31.4/BOTTOM 30.2

BIORETENTION AREA
TOP 30.7/BOTTOM 29.5

BIORETENTION AREA
TOP 31.5/BOTTOM 30.2

BIORETENTION AREA
TOP 33.0/BOTTOM 31.7

BIORETENTION AREA
TOP 33.2/BOTTOM 31.9

BIORETENTION AREA
TOP 32.2/BOTTOM 30.9

BIORETENTION AREA
TOP 27.8/BOTTOM 26.6

BIORETENTION AREA
TOP 27.3/BOTTOM 26.7

BIORETENTION AREA
TOP 25.9/BOTTOM 24.7

FF 32.6

SJCO6
FF 33.0
PAD 24.5

LBA REALTY SITE

PG&E SWITCHING STATION

VEHICLE DETERRENT
DITCH AND CONFORM
SLOPE LIMIT OF GRADING

2:1 MAX

MATCHLINE - SEE SHEET 4.3

MATCHLINE - SEE SHEET 4.3

0 20 40 80
1 INCH = 40 FEET

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Tel 510.337.2800

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	ENTITLEMENT	10/26/22

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GRADING & DRAINAGE PLAN

4.2

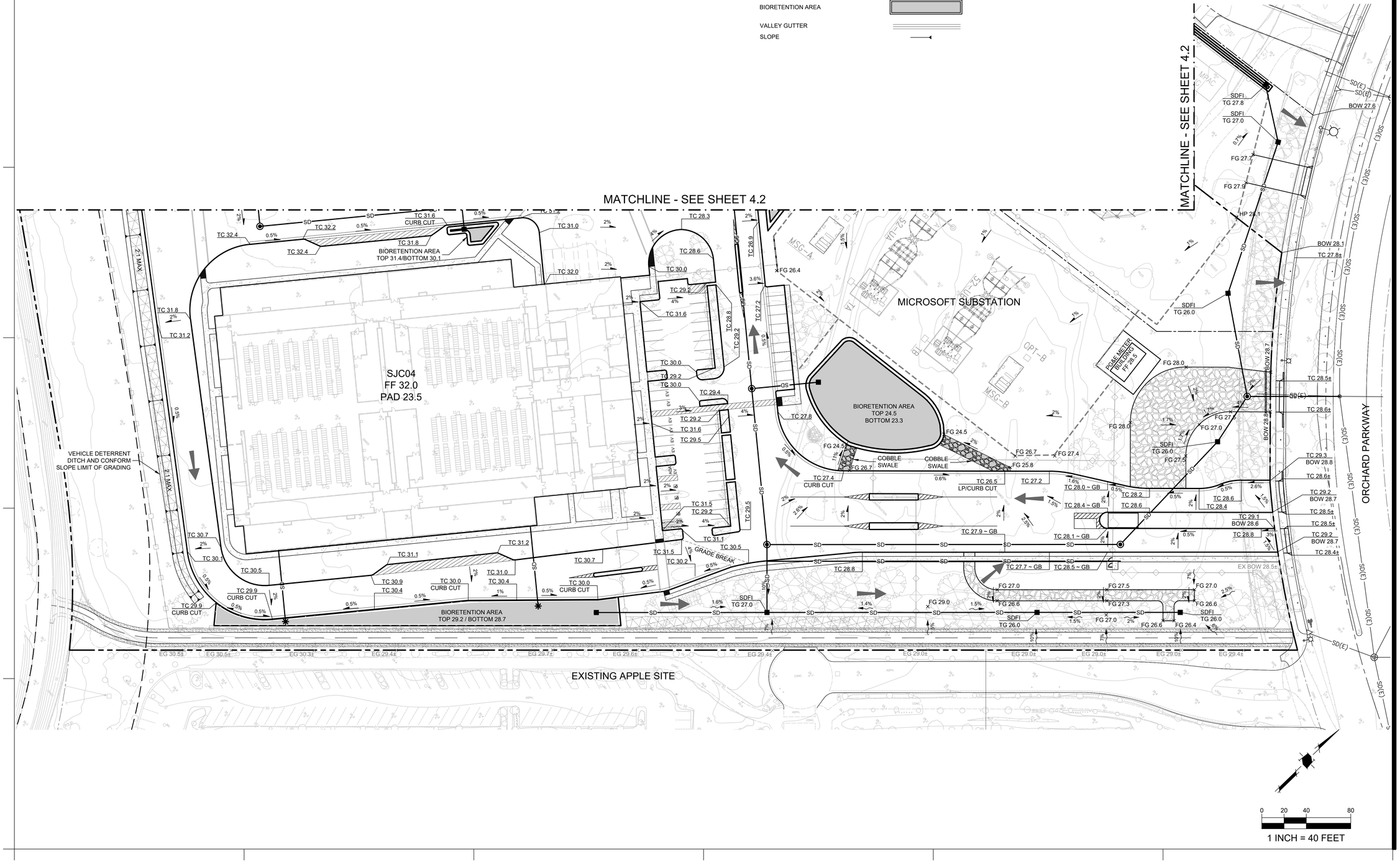
SCALE: Scale as Noted

LEGEND

	PROPOSED	EXISTING
PROJECT BOUNDARY		
CURB AND GUTTER		
SIDEWALK		
GRADE BREAK		
STORM DRAIN PIPE	SD	SD(E)
STORM DRAIN MANHOLE		
STANDARD CURB INLET		
STORM DRAIN FIELD INLET		
SURFACE DRAINAGE (SWALE)	X.X%	
SURFACE DRAINAGE (PAVED)	X.X%	
OVERLAND RELEASE PATH		
BIORETENTION AREA		
VALLEY GUTTER		
SLOPE		

ABBREVIATIONS

AC	ASPHALT CONCRETE
BOW	BACK OF WALK
EX/(E)	EXISTING
EG	EXISTING GRADE
ER	END OF RETURN
FF	FINISHED FLOOR
FG	FINISHED GRADE
HP	HIGH POINT
INV	INVERT
LP	LOW POINT
SD	STORM DRAIN
SDFI	STORM DRAIN FIELD INLET
TC	TOP OF CURB
TG	TOP OF GRATE



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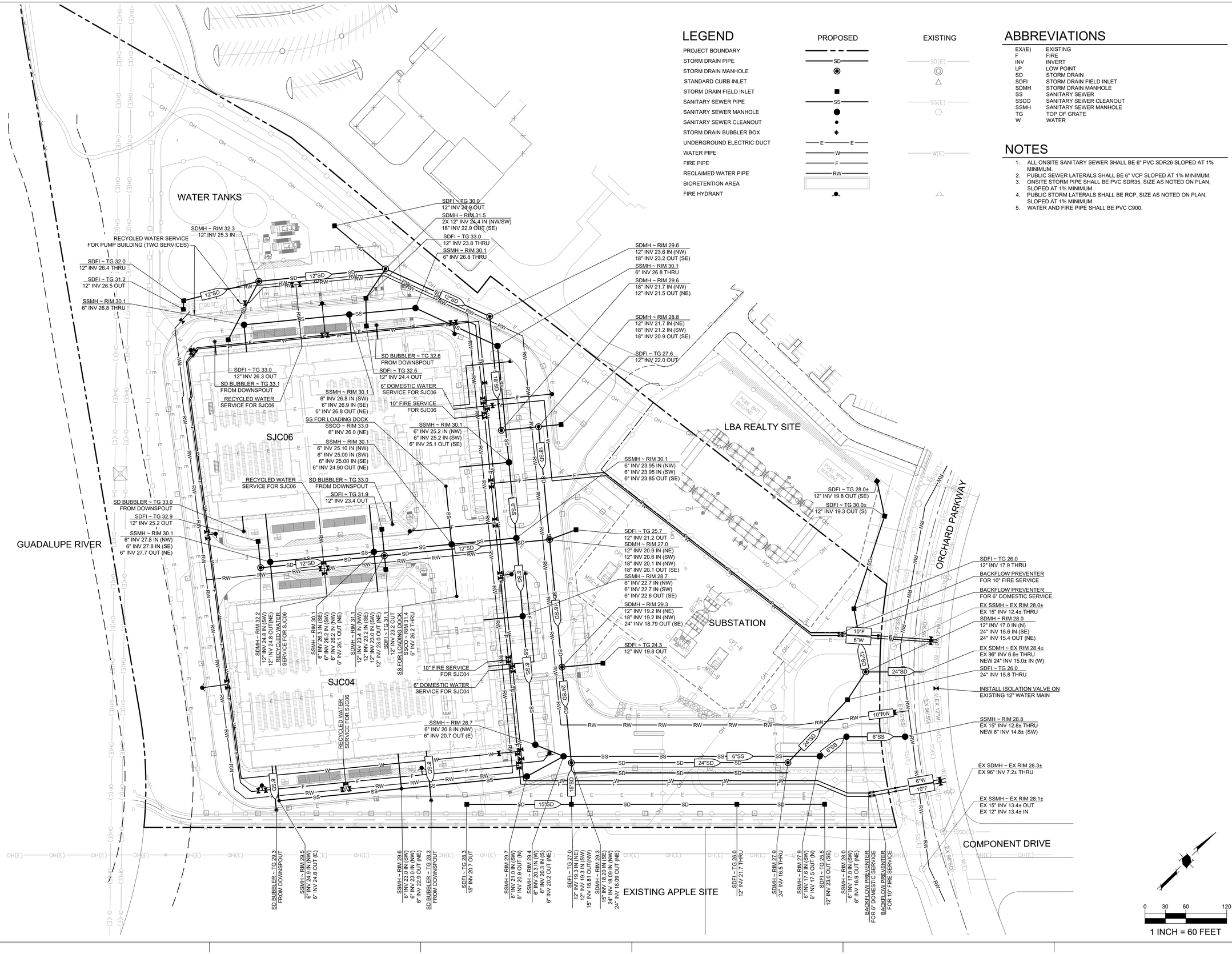
GRADING & DRAINAGE PLAN

4.3

SCALE: Scale as Noted



LEGEND

	PROPOSED	EXISTING
PROJECT BOUNDARY		
STORM DRAIN PIPE	SD	SD(E)
STORM DRAIN MANHOLE		
STANDARD CURB INLET		
STORM DRAIN FIELD INLET		
SANITARY SEWER PIPE	SS	SS(E)
SANITARY SEWER MANHOLE		
SANITARY SEWER CLEANOUT		
STORM DRAIN BUBBLER BOX		
UNDERGROUND ELECTRIC DUCT	E E	
WATER PIPE	W	W(E)
FIRE PIPE	F	
RECLAIMED WATER PIPE	RW	
BIORETENTION AREA		
FIRE HYDRANT		

ABBREVIATIONS

EX/(E)	EXISTING
F	FIRE
INV	INVERT
LP	LOW POINT
SD	STORM DRAIN
SDFI	STORM DRAIN FIELD INLET
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
TG	TOP OF GRATE
W	WATER

NOTES

1. ALL ONSITE SANITARY SEWER SHALL BE 6" PVC SDR26 SLOPED AT 1% MINIMUM.
2. PUBLIC SEWER LATERALS SHALL BE 6" VCP SLOPED AT 1% MINIMUM.
3. ONSITE STORM PIPE SHALL BE PVC SDR35, SIZE AS NOTED ON PLAN, SLOPED AT 1% MINIMUM.
4. PUBLIC STORM LATERALS SHALL BE RCP, SIZE AS NOTED ON PLAN, SLOPED AT 1% MINIMUM.
5. WATER AND FIRE PIPE SHALL BE PVC C900.

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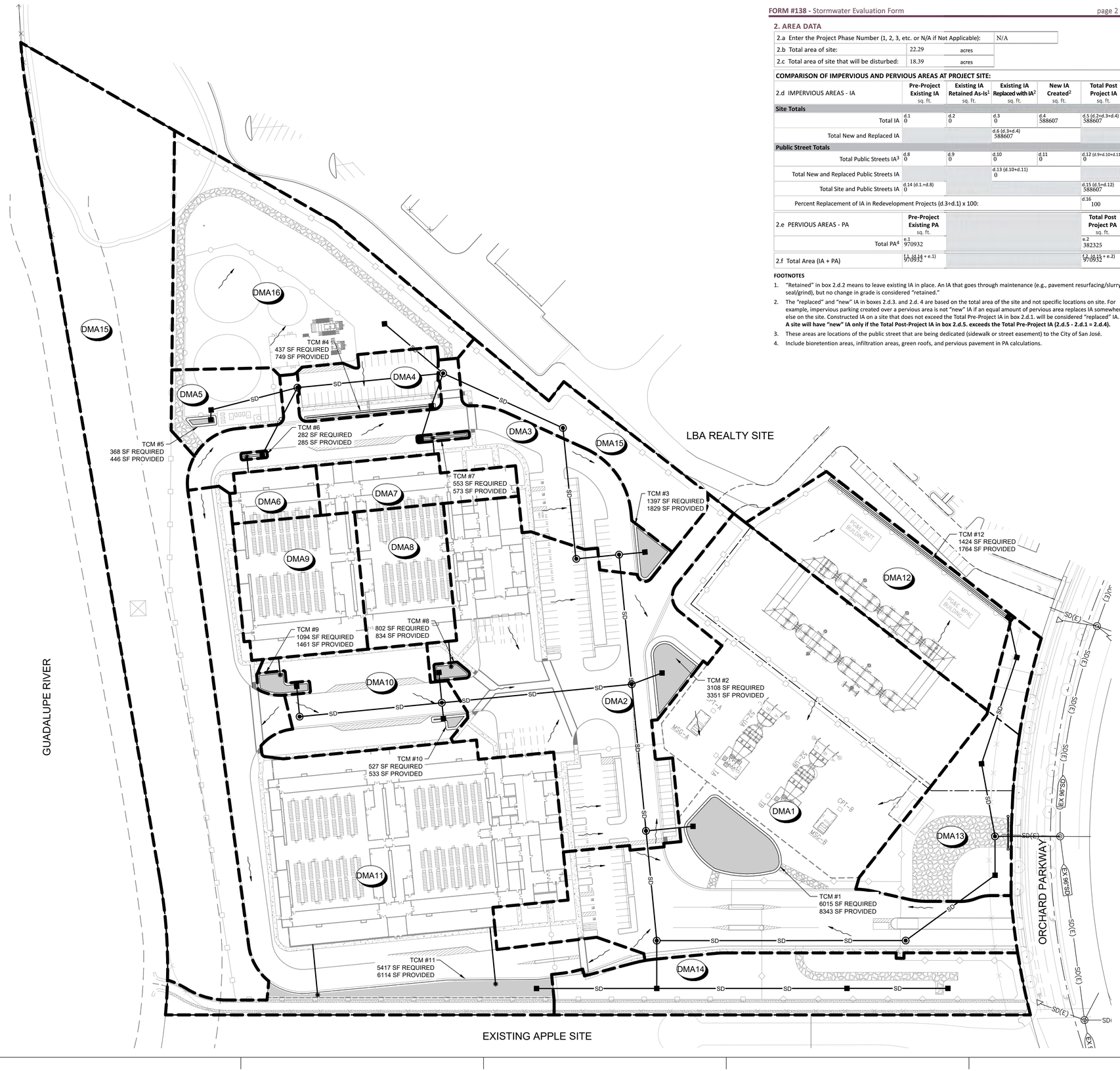
UTILITY PLAN

4.4

SCALE: Scale as Noted



FORM #138 - Stormwater Evaluation Form

2. AREA DATA

2.a Enter the Project Phase Number (1, 2, 3, etc. or N/A if Not Applicable):	N/A	
2.b Total area of site:	22.29	acres
2.c Total area of site that will be disturbed:	18.39	acres

COMPARISON OF IMPERVIOUS AND PERVIOUS AREAS AT PROJECT SITE:

2.d IMPERVIOUS AREAS - IA	Pre-Project Existing IA sq. ft.	Existing IA Retained As-Is[1] sq. ft.	Existing IA Replaced with IA[2] sq. ft.	New IA Created[2] sq. ft.	Total Post Project IA sq. ft.
Site Totals					
Total IA	d.1 0	d.2 0	d.3 0	d.4 588607	d.5 (d.2+d.3+d.4) 588607
Total New and Replaced IA			d.6 (d.3+d.4) 588607		
Public Street Totals					
Total Public Streets IA[3]	d.8 0	d.9 0	d.10 0	d.11 0	d.12 (d.9+d.10+d.11) 0
Total New and Replaced Public Streets IA			d.13 (d.10+d.11) 0		
Total Site and Public Streets IA	d.14 (d.1.+d.8) 0				d.15 (d.5+d.12) 588607
Percent Replacement of IA in Redevelopment Projects (d.3÷d.1) x 100:					d.16 100 %

2.e PERVIOUS AREAS - PA	Pre-Project Existing PA sq. ft.	Total Post Project PA sq. ft.
Total PA[4]	e.1 970932	e.2 382325
2.f Total Area (IA + PA)	f.1 (d.14 + e.1) 970932	f.2 (d.15 + e.2) 970932

FOOTNOTES

1. "Retained" in box 2.d.2 means to leave existing IA in place. An IA that goes through maintenance (e.g., pavement resurfacing/slurry seal/grind), but no change in grade is considered "retained."
2. The "replaced" and "new" IA in boxes 2.d.3. and 2.d. 4 are based on the total area of the site and not specific locations on site. For example, impervious parking created over a pervious area is not "new" IA if an equal amount of pervious area replaces IA somewhere else on the site. Constructed IA on a site that does not exceed the Total Pre-Project IA in box 2.d.1. will be considered "replaced" IA. **A site will have "new" IA only if the Total Post-Project IA in box 2.d.5. exceeds the Total Pre-Project IA (2.d.5 - 2.d.1 = 2.d.4).**
3. These areas are locations of the public street that are being dedicated (sidewalk or street easement) to the City of San José.
4. Include bioretention areas, infiltration areas, green roofs, and pervious pavement in PA calculations.

LEGEND

- PROJECT BOUNDARY
- PROPERTY LINE
- OFFSITE PROPERTY LINE
- STORM DRAIN PIPE — SD — SD — SD
- STORM DRAIN PIPE (EXISTING) — SD(E) — SD(E)
- STORM DRAIN MANHOLE
- STORM DRAIN MANHOLE (EXISTING)
- CURB INLET (EXISTING)
- CATCH BASIN
- CATCH BASIN (EXISTING)
- FLOW DRAINAGE
- DRAINAGE MANAGEMENT AREA (SEE SIZING CALCULATIONS, SHEET 5.1) — DMA #
- BIORETENTION CELL

SOURCE CONTROL MEASURES:

1. CONNECT THE FOLLOWING FEATURES TO SANITARY SEWER:
   a. COVERED LOADING DOCKS AND MAINTENANCE BAYS.
2. BENEFICIAL LANDSCAPING.
3. USE OF WATER EFFICIENT IRRIGATION SYSTEMS.
4. MAINTENANCE (PAVEMENT SWEEPING, CATCH BASIN CLEANING, GOOD HOUSEKEEPING).
5. STORM DRAIN LABELING.

SITE DESIGN MEASURES:

1. PROTECT EXISTING TREES, VEGETATION, AND SOIL.
2. PRESERVE OPEN SPACE AND NATURAL DRAINAGE PATTERNS.
3. DIRECT RUNOFF FROM ROOFS, SIDEWALKS, PATIOS TO LANDSCAPED AREAS.
4. CLUSTER STRUCTURES/PAVEMENT.
5. PARKING:
   a. NOT PROVIDED IN EXCESS OF CODE.
6. PROTECTED RIPARIAN AND WETLAND AREAS/ BUFFERS.

PROJECT SITE INFORMATION:

1. **SOILS TYPE:** CLAY (D)
2. **GROUND WATER DEPTH:** 10'-15'
3. **NAME OF RECEIVING BODY:** GUADALUPE RIVER
4. **FLOOD ZONE:** ZONE AH
5. **FLOOD ELEVATION (IF APPLICABLE):** 27

OPERATION AND MAINTENANCE INFORMATION:

I. PROPERTY INFORMATION:

I.A. PROPERTY ADDRESS:
2515 ORCHARD PARKWAY
SAN JOSE CA 95131

I.B. PROPERTY OWNER:
MICROSOFT

II. RESPONSIBLE PARTY FOR MAINTENANCE:

II.A. CONTACT:
NEAL YOUN

II.B. PHONE NUMBER OF CONTACT:
425 538 6254

II.C. EMAIL:
NEALYOUN@MICROSOFT.COM

II.D. ADDRESS:

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STORMWATER CONTROL PLAN

5.0

SCALE: Scale as Noted